

Local Market Update for February 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Rio Rancho South – 140

East of Rainbow Blvd, South of Southern Blvd, West of Corrales, North of Bernalillo County Line

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	32	19	- 40.6%	63	45	- 28.6%
Pending Sales	28	22	- 21.4%	45	51	+ 13.3%
Closed Sales	17	26	+ 52.9%	33	46	+ 39.4%
Days on Market Until Sale	29	23	- 20.7%	30	20	- 33.3%
Median Sales Price*	\$305,000	\$300,000	- 1.6%	\$307,000	\$300,500	- 2.1%
Average Sales Price*	\$305,195	\$323,019	+ 5.8%	\$307,591	\$329,591	+ 7.2%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	33	9	- 72.7%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

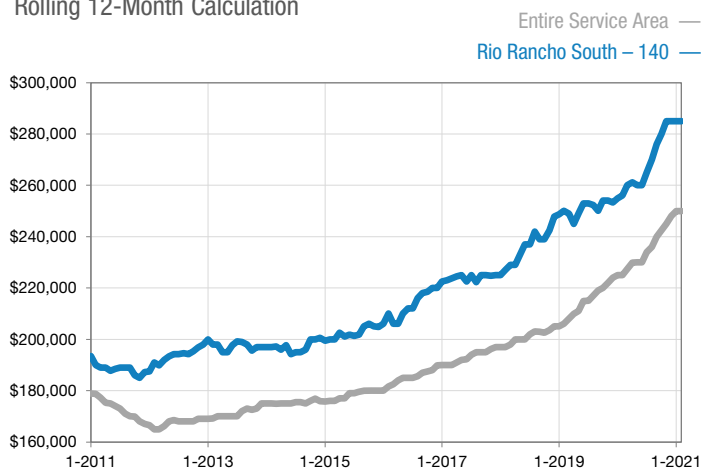
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	5	6	+ 20.0%	6	7	+ 16.7%
Pending Sales	4	5	+ 25.0%	6	7	+ 16.7%
Closed Sales	0	2	--	2	2	0.0%
Days on Market Until Sale	--	2	--	9	2	- 77.8%
Median Sales Price*	--	\$244,250	--	\$104,000	\$244,250	+ 134.9%
Average Sales Price*	--	\$244,250	--	\$104,000	\$244,250	+ 134.9%
Percent of List Price Received*	--	100.0%	--	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

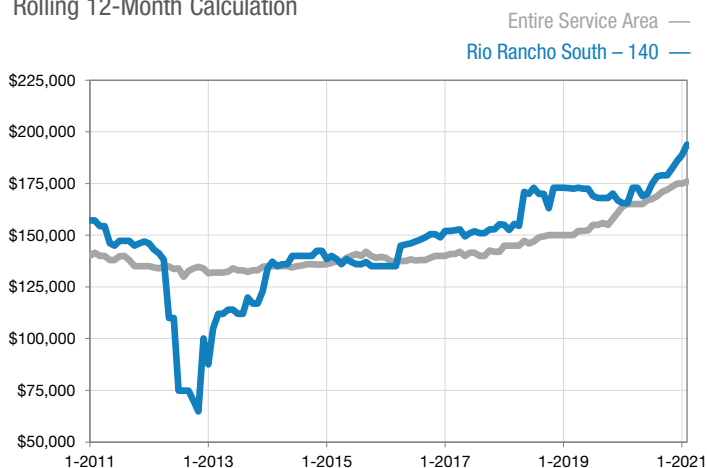
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.