

# Local Market Update for February 2021

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



## Rio Rancho Mid – 150

East of Rainbow Blvd, South of Northern Blvd, West of Corrales, North of Southern Blvd

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	65	49	- 24.6%	116	109	- 6.0%
Pending Sales	62	65	+ 4.8%	116	124	+ 6.9%
Closed Sales	59	44	- 25.4%	107	96	- 10.3%
Days on Market Until Sale	37	14	- 62.2%	36	14	- 61.1%
Median Sales Price*	\$230,000	<b>\$243,500</b>	+ 5.9%	\$210,000	<b>\$245,000</b>	+ 16.7%
Average Sales Price*	\$242,656	<b>\$277,982</b>	+ 14.6%	\$229,933	<b>\$265,419</b>	+ 15.4%
Percent of List Price Received*	99.1%	<b>100.2%</b>	+ 1.1%	99.0%	<b>100.3%</b>	+ 1.3%
Inventory of Homes for Sale	57	18	- 68.4%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--

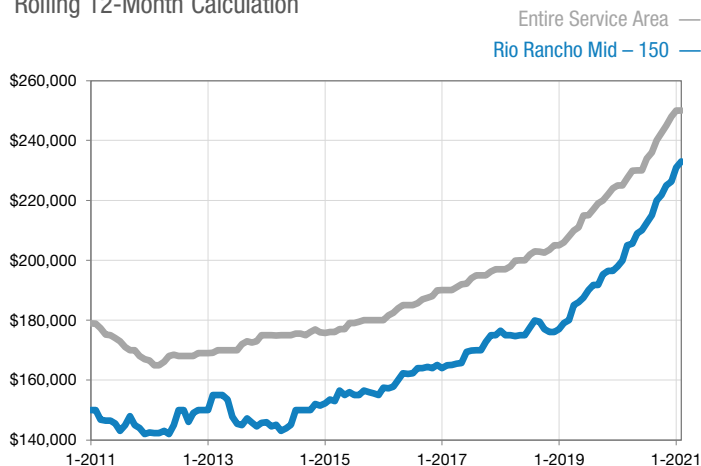
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	5	8	+ 60.0%	11	16	+ 45.5%
Pending Sales	4	9	+ 125.0%	12	18	+ 50.0%
Closed Sales	2	5	+ 150.0%	12	9	- 25.0%
Days on Market Until Sale	34	7	- 79.4%	25	6	- 76.0%
Median Sales Price*	\$187,000	<b>\$105,000</b>	- 43.9%	\$120,250	<b>\$125,000</b>	+ 4.0%
Average Sales Price*	\$187,000	<b>\$131,200</b>	- 29.8%	\$140,046	<b>\$154,111</b>	+ 10.0%
Percent of List Price Received*	93.3%	<b>100.5%</b>	+ 7.7%	96.1%	<b>100.4%</b>	+ 4.5%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

\* 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.

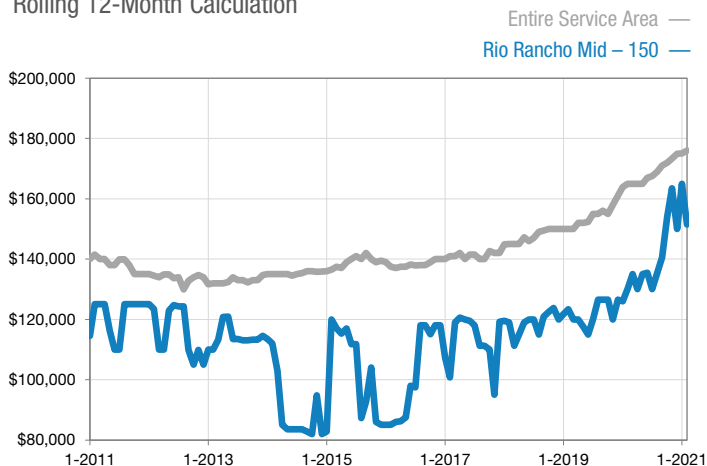
### Median Sales Price - Single-Family Detached

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.