

# Local Market Update for February 2021

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



## Rio Rancho Central – 161

East of Rainbow Blvd, South of Northwest Loop, West of Unser Blvd NE, North of Northern Blvd

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	45	39	- 13.3%	75	76	+ 1.3%
Pending Sales	41	41	0.0%	71	79	+ 11.3%
Closed Sales	28	27	- 3.6%	53	64	+ 20.8%
Days on Market Until Sale	19	10	- 47.4%	33	9	- 72.7%
Median Sales Price*	\$180,700	<b>\$203,500</b>	+ 12.6%	\$175,000	<b>\$207,950</b>	+ 18.8%
Average Sales Price*	\$181,938	<b>\$220,786</b>	+ 21.4%	\$178,020	<b>\$213,184</b>	+ 19.8%
Percent of List Price Received*	98.3%	<b>100.4%</b>	+ 2.1%	98.8%	<b>100.7%</b>	+ 1.9%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

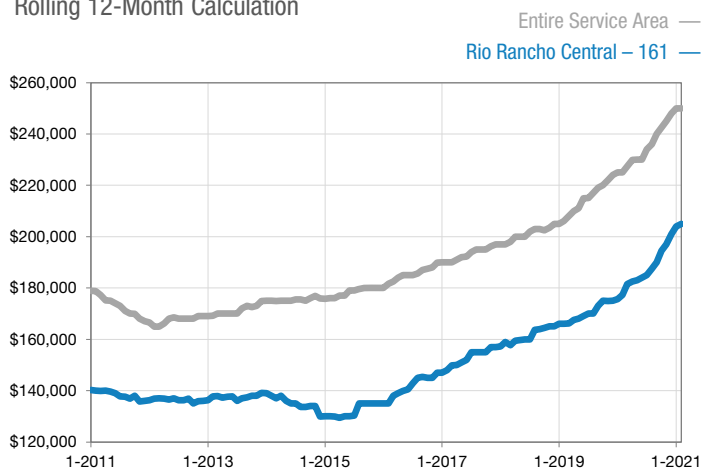
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	5	--
Days on Market Until Sale	--	1	--	--	11	--
Median Sales Price*	--	<b>\$166,000</b>	--	--	<b>\$208,169</b>	--
Average Sales Price*	--	<b>\$166,000</b>	--	--	<b>\$193,134</b>	--
Percent of List Price Received*	--	<b>94.9%</b>	--	--	<b>100.8%</b>	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

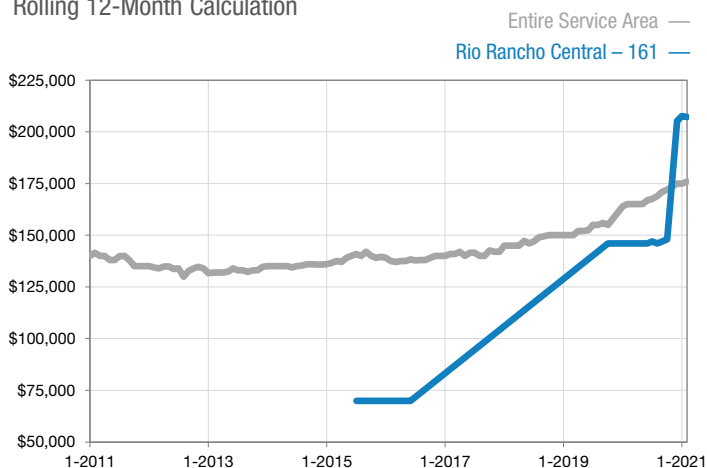
### Median Sales Price - Single-Family Detached

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.