

Local Market Update for March 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	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	57	69	+ 21.1%	173	178	+ 2.9%
Pending Sales	50	65	+ 30.0%	166	183	+ 10.2%
Closed Sales	58	59	+ 1.7%	165	155	- 6.1%
Days on Market Until Sale	31	13	- 58.1%	34	13	- 61.8%
Median Sales Price*	\$214,900	\$250,000	+ 16.3%	\$214,900	\$245,000	+ 14.0%
Average Sales Price*	\$243,698	\$279,752	+ 14.8%	\$234,772	\$270,875	+ 15.4%
Percent of List Price Received*	98.7%	100.7%	+ 2.0%	98.9%	100.4%	+ 1.5%
Inventory of Homes for Sale	57	22	- 61.4%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

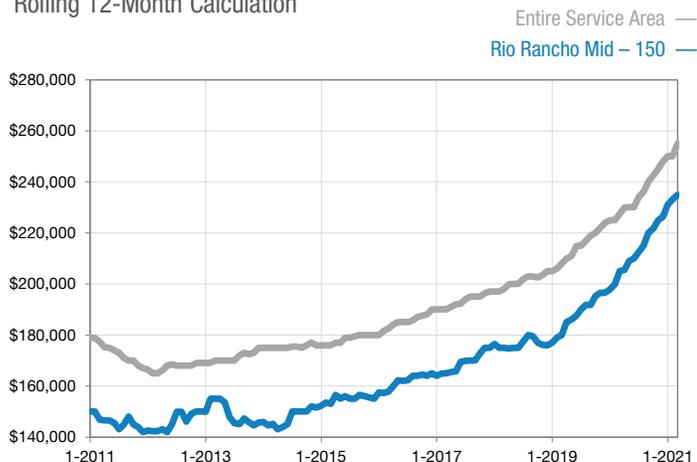
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	9	7	- 22.2%	20	23	+ 15.0%
Pending Sales	4	11	+ 175.0%	16	27	+ 68.8%
Closed Sales	4	13	+ 225.0%	16	22	+ 37.5%
Days on Market Until Sale	28	12	- 57.1%	26	9	- 65.4%
Median Sales Price*	\$152,500	\$171,752	+ 12.6%	\$135,250	\$165,000	+ 22.0%
Average Sales Price*	\$146,151	\$172,334	+ 17.9%	\$141,572	\$164,524	+ 16.2%
Percent of List Price Received*	98.1%	102.3%	+ 4.3%	96.6%	101.5%	+ 5.1%
Inventory of Homes for Sale	11	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	--	--	--	--	--

* 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.

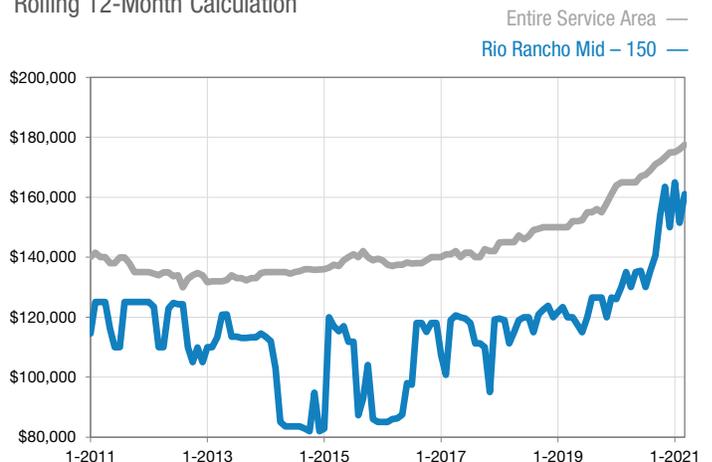
Median Sales Price - Single-Family Detached

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.