

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 | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| 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% | -- | -- | -- |

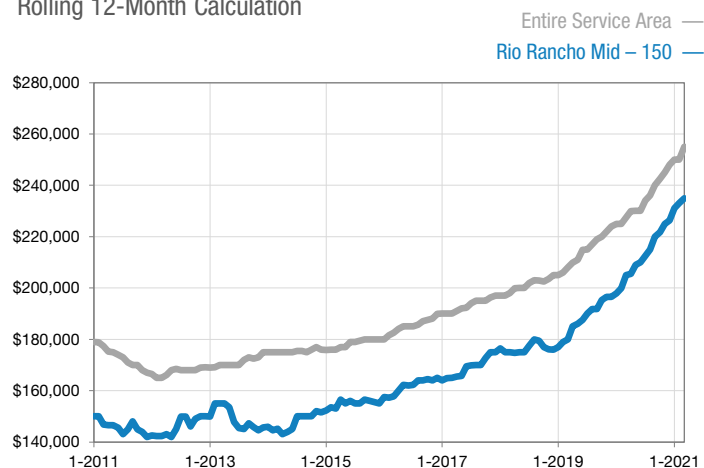
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | March | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 3-2020 | Thru 3-2021 | Percent Change |
| 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.

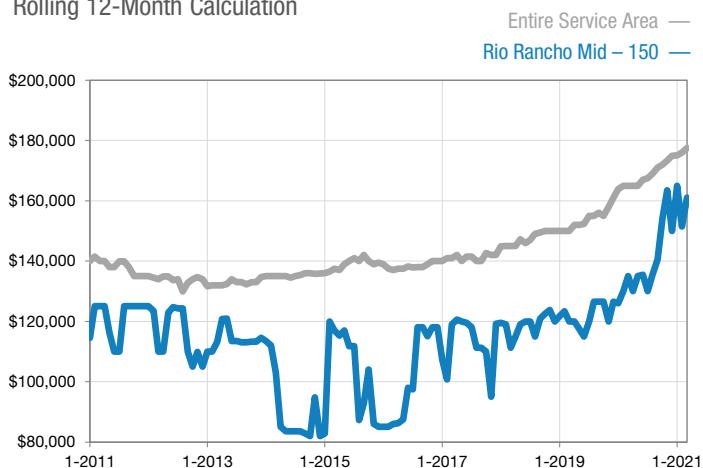
Median Sales Price - Single-Family Detached

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.