

Local Market Update for April 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	29	30	+ 3.4%	123	106	- 13.8%
Pending Sales	33	27	- 18.2%	107	109	+ 1.9%
Closed Sales	29	27	- 6.9%	85	99	+ 16.5%
Days on Market Until Sale	28	10	- 64.3%	27	18	- 33.3%
Median Sales Price*	\$260,000	\$333,000	+ 28.1%	\$285,000	\$310,720	+ 9.0%
Average Sales Price*	\$300,848	\$346,126	+ 15.1%	\$304,724	\$337,052	+ 10.6%
Percent of List Price Received*	99.1%	100.5%	+ 1.4%	99.0%	99.8%	+ 0.8%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

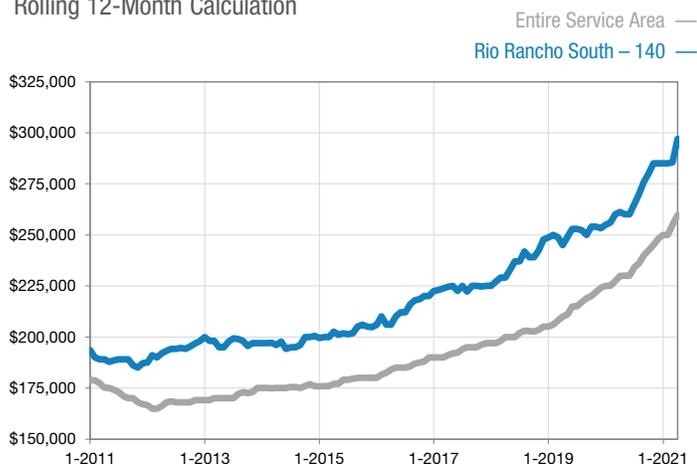
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	12	11	- 8.3%
Pending Sales	2	2	0.0%	9	10	+ 11.1%
Closed Sales	3	2	- 33.3%	10	6	- 40.0%
Days on Market Until Sale	3	8	+ 166.7%	8	4	- 50.0%
Median Sales Price*	\$175,000	\$243,750	+ 39.3%	\$177,000	\$235,000	+ 32.8%
Average Sales Price*	\$154,667	\$243,750	+ 57.6%	\$160,700	\$223,833	+ 39.3%
Percent of List Price Received*	100.0%	100.9%	+ 0.9%	99.6%	101.7%	+ 2.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--

* 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.

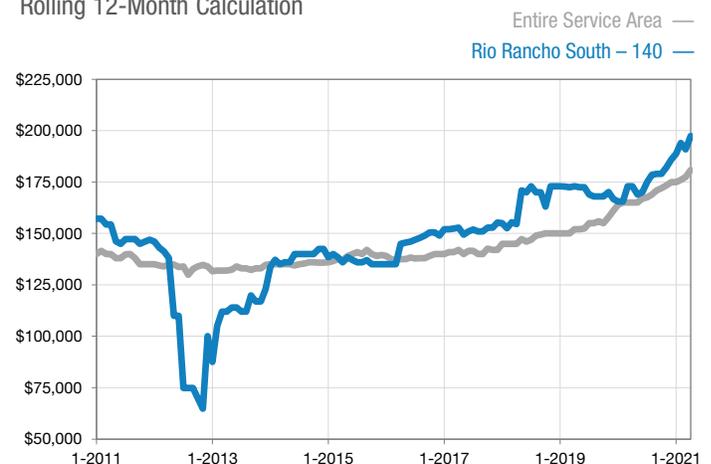
Median Sales Price - Single-Family Detached

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.