

# Local Market Update for April 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	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	54	75	+ 38.9%	227	254	+ 11.9%
Pending Sales	45	69	+ 53.3%	211	250	+ 18.5%
Closed Sales	49	62	+ 26.5%	214	219	+ 2.3%
Days on Market Until Sale	24	10	- 58.3%	32	12	- 62.5%
Median Sales Price*	\$217,700	\$250,500	+ 15.1%	\$215,000	\$245,000	+ 14.0%
Average Sales Price*	\$247,510	\$292,102	+ 18.0%	\$237,688	\$277,577	+ 16.8%
Percent of List Price Received*	99.0%	102.1%	+ 3.1%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	62	27	- 56.5%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

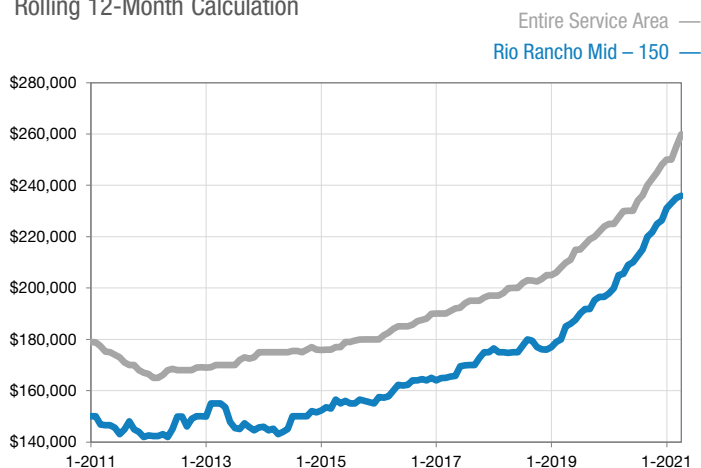
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	3	3	0.0%	23	26	+ 13.0%
Pending Sales	6	4	- 33.3%	22	30	+ 36.4%
Closed Sales	5	8	+ 60.0%	21	30	+ 42.9%
Days on Market Until Sale	77	4	- 94.8%	38	8	- 78.9%
Median Sales Price*	\$84,000	\$142,250	+ 69.3%	\$135,000	\$157,500	+ 16.7%
Average Sales Price*	\$124,155	\$156,125	+ 25.8%	\$137,425	\$160,033	+ 16.5%
Percent of List Price Received*	94.6%	101.6%	+ 7.4%	96.1%	101.4%	+ 5.5%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

\* 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.

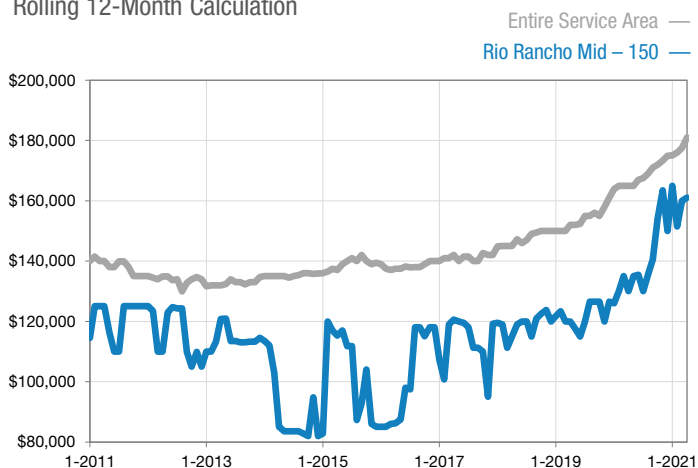
### Median Sales Price - Single-Family Detached

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.