

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

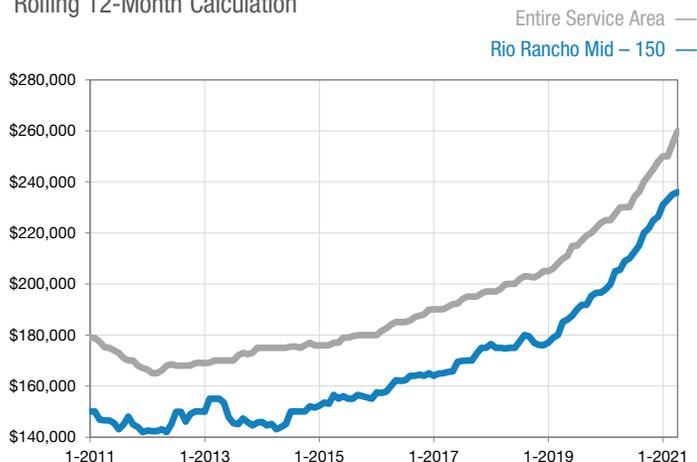
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

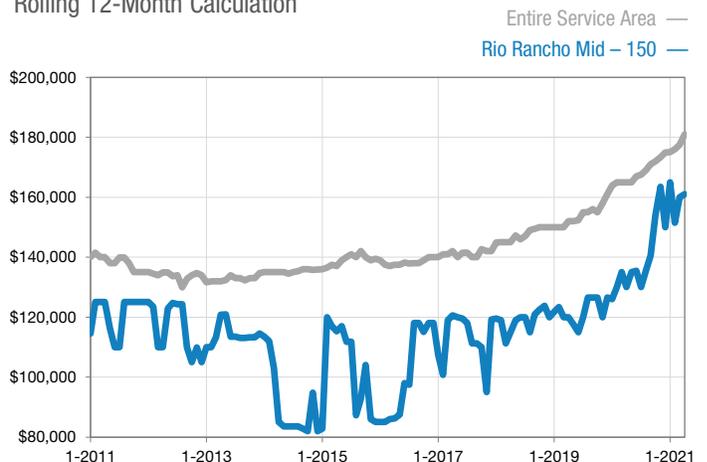
### Median Sales Price - Single-Family Detached

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.