

Local Market Update for May 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	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	80	65	- 18.8%	307	320	+ 4.2%
Pending Sales	75	72	- 4.0%	286	316	+ 10.5%
Closed Sales	47	63	+ 34.0%	261	282	+ 8.0%
Days on Market Until Sale	17	9	- 47.1%	29	12	- 58.6%
Median Sales Price*	\$219,900	\$275,000	+ 25.1%	\$215,000	\$253,000	+ 17.7%
Average Sales Price*	\$240,198	\$301,593	+ 25.6%	\$238,140	\$282,942	+ 18.8%
Percent of List Price Received*	99.5%	102.7%	+ 3.2%	99.0%	101.3%	+ 2.3%
Inventory of Homes for Sale	60	18	- 70.0%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

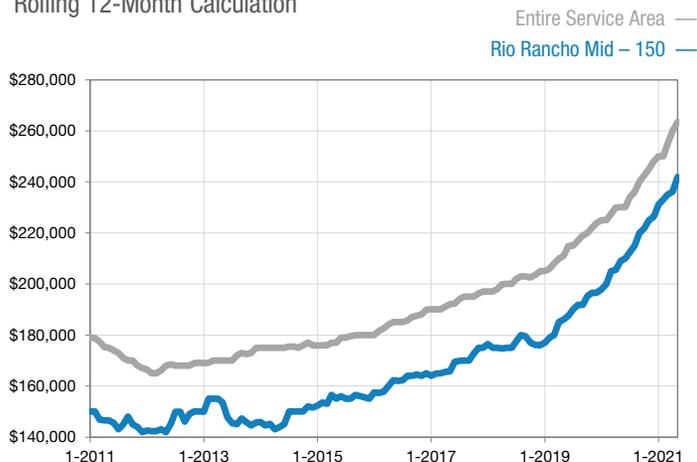
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	5	9	+ 80.0%	28	35	+ 25.0%
Pending Sales	5	7	+ 40.0%	27	36	+ 33.3%
Closed Sales	4	5	+ 25.0%	25	35	+ 40.0%
Days on Market Until Sale	20	9	- 55.0%	35	8	- 77.1%
Median Sales Price*	\$192,450	\$115,312	- 40.1%	\$135,500	\$150,000	+ 10.7%
Average Sales Price*	\$178,225	\$124,062	- 30.4%	\$143,953	\$154,895	+ 7.6%
Percent of List Price Received*	95.4%	100.7%	+ 5.6%	96.0%	101.3%	+ 5.5%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

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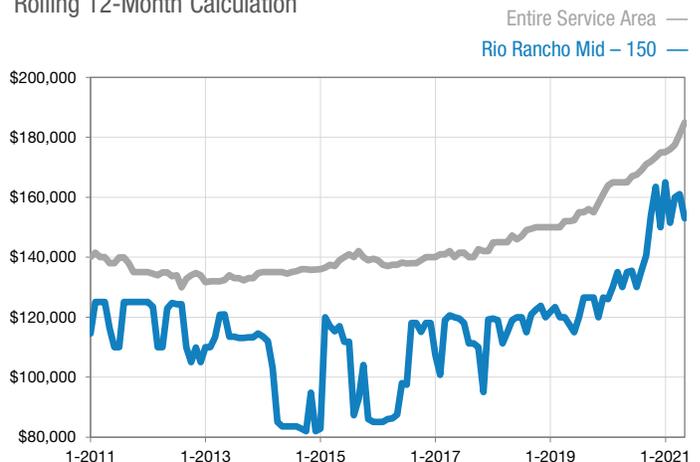
Median Sales Price - Single-Family Detached

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.