

Local Market Update for May 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Rio Rancho Central – 161

East of Rainbow Blvd, South of Northwest Loop, West of Unser Blvd NE, North of Northern Blvd

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	37	32	- 13.5%	190	201	+ 5.8%
Pending Sales	39	48	+ 23.1%	179	202	+ 12.8%
Closed Sales	33	37	+ 12.1%	163	182	+ 11.7%
Days on Market Until Sale	10	6	- 40.0%	20	7	- 65.0%
Median Sales Price*	\$189,000	\$228,800	+ 21.1%	\$185,000	\$218,000	+ 17.8%
Average Sales Price*	\$184,127	\$246,300	+ 33.8%	\$185,608	\$223,236	+ 20.3%
Percent of List Price Received*	100.8%	102.4%	+ 1.6%	99.9%	101.6%	+ 1.7%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	0.5	0.1	- 80.0%	--	--	--

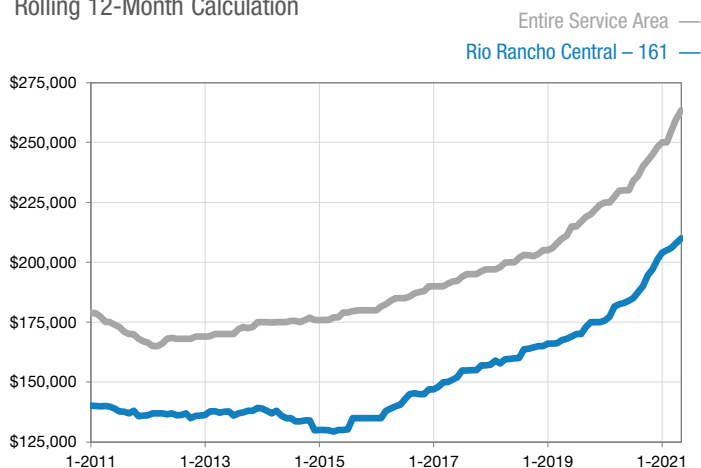
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	2	--
Closed Sales	0	1	--	0	10	--
Days on Market Until Sale	--	2	--	--	11	--
Median Sales Price*	--	\$204,000	--	--	\$208,755	--
Average Sales Price*	--	\$204,000	--	--	\$201,269	--
Percent of List Price Received*	--	104.6%	--	--	101.2%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

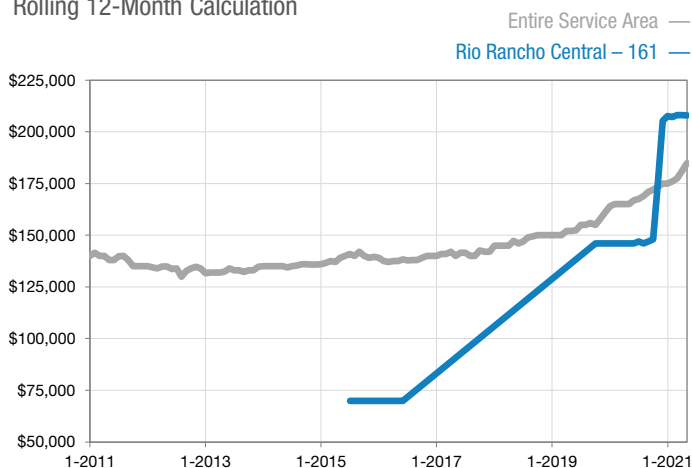
Median Sales Price - Single-Family Detached

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.