

Local Market Update for May 2021

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



Rio Rancho North – 160

East of Unser Blvd NE, South of Northwest Loop / Hwy 550, West of Rio Rancho Blvd, North of Paseo del Volcan

| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 5-2020 | Thru 5-2021 | Percent Change |
| New Listings | 58 | 74 | + 27.6% | 262 | 320 | + 22.1% |
| Pending Sales | 56 | 66 | + 17.9% | 196 | 316 | + 61.2% |
| Closed Sales | 38 | 42 | + 10.5% | 155 | 232 | + 49.7% |
| Days on Market Until Sale | 36 | 21 | - 41.7% | 46 | 33 | - 28.3% |
| Median Sales Price* | \$281,495 | \$331,920 | + 17.9% | \$268,000 | \$324,495 | + 21.1% |
| Average Sales Price* | \$275,762 | \$336,693 | + 22.1% | \$282,977 | \$330,201 | + 16.7% |
| Percent of List Price Received* | 100.1% | 101.6% | + 1.5% | 99.5% | 100.4% | + 0.9% |
| Inventory of Homes for Sale | 94 | 42 | - 55.3% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 0.8 | - 68.0% | -- | -- | -- |

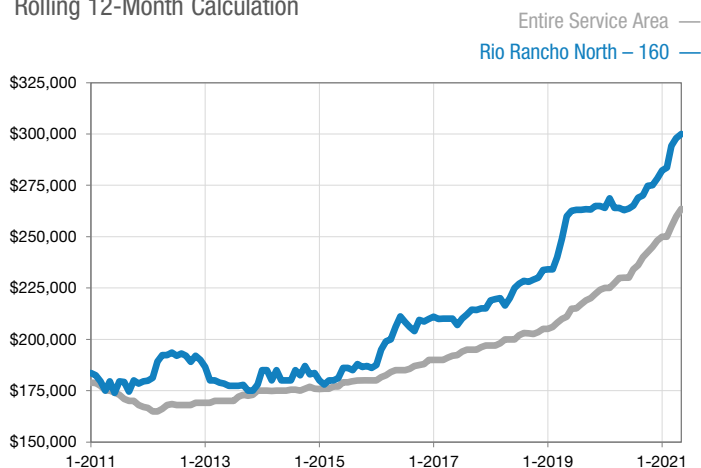
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 5-2020 | Thru 5-2021 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

