

Local Market Update for June 2021

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



Rio Rancho South – 140

East of Rainbow Blvd, South of Southern Blvd, West of Corrales, North of Bernalillo County Line

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	24	39	+ 62.5%	176	184	+ 4.5%
Pending Sales	27	32	+ 18.5%	154	174	+ 13.0%
Closed Sales	21	32	+ 52.4%	134	157	+ 17.2%
Days on Market Until Sale	8	9	+ 12.5%	21	15	- 28.6%
Median Sales Price*	\$265,000	\$355,500	+ 34.2%	\$276,250	\$330,000	+ 19.5%
Average Sales Price*	\$304,986	\$358,591	+ 17.6%	\$302,863	\$347,862	+ 14.9%
Percent of List Price Received*	99.5%	101.2%	+ 1.7%	99.2%	100.4%	+ 1.2%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

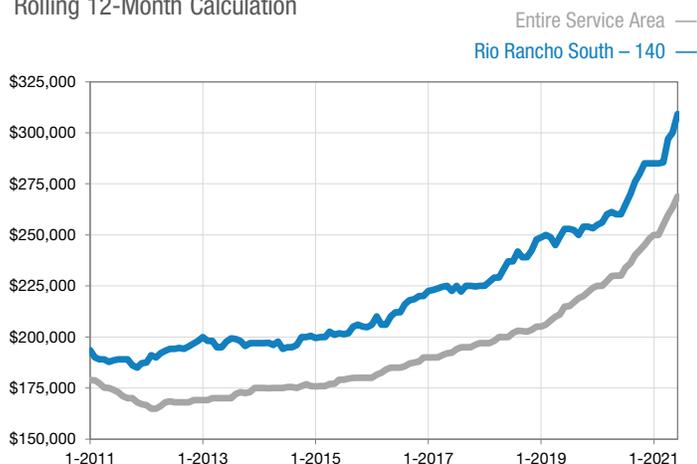
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	15	17	+ 13.3%
Pending Sales	4	3	- 25.0%	15	17	+ 13.3%
Closed Sales	5	6	+ 20.0%	15	15	0.0%
Days on Market Until Sale	16	19	+ 18.8%	11	11	0.0%
Median Sales Price*	\$185,450	\$133,650	- 27.9%	\$179,000	\$194,600	+ 8.7%
Average Sales Price*	\$178,490	\$184,217	+ 3.2%	\$166,630	\$201,460	+ 20.9%
Percent of List Price Received*	98.2%	101.3%	+ 3.2%	99.1%	101.2%	+ 2.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

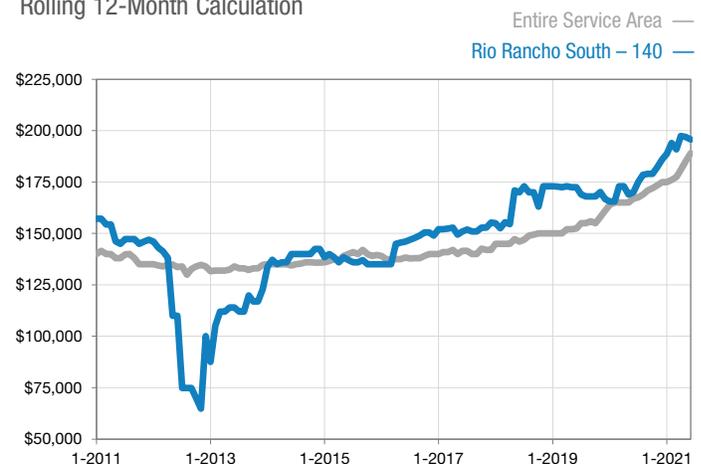
Median Sales Price - Single-Family Detached

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.