

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	68	104	+ 52.9%	442	491	+ 11.1%
Pending Sales	61	88	+ 44.3%	426	454	+ 6.6%
Closed Sales	93	62	- 33.3%	416	408	- 1.9%
Days on Market Until Sale	16	5	- 68.8%	24	10	- 58.3%
Median Sales Price*	\$236,800	\$280,000	+ 18.2%	\$222,750	\$260,000	+ 16.7%
Average Sales Price*	\$252,550	\$292,463	+ 15.8%	\$243,039	\$287,758	+ 18.4%
Percent of List Price Received*	100.3%	102.9%	+ 2.6%	99.5%	101.8%	+ 2.3%
Inventory of Homes for Sale	43	39	- 9.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

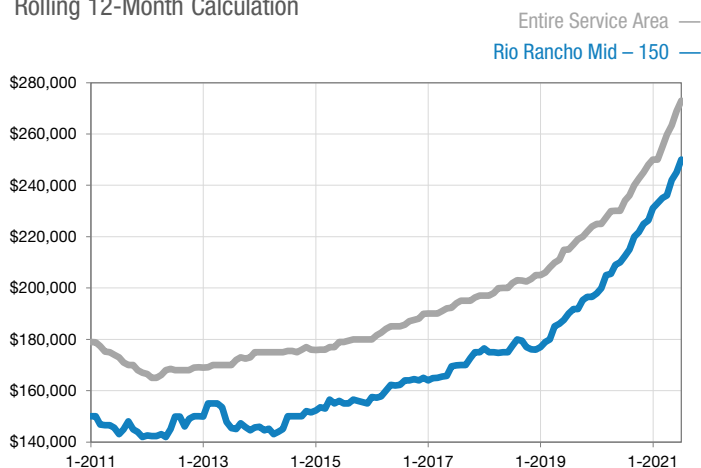
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	8	2	- 75.0%	45	43	- 4.4%
Pending Sales	8	4	- 50.0%	42	44	+ 4.8%
Closed Sales	7	4	- 42.9%	38	45	+ 18.4%
Days on Market Until Sale	22	2	- 90.9%	34	8	- 76.5%
Median Sales Price*	\$107,000	\$192,500	+ 79.9%	\$135,250	\$150,000	+ 10.9%
Average Sales Price*	\$131,414	\$193,750	+ 47.4%	\$144,236	\$158,829	+ 10.1%
Percent of List Price Received*	98.4%	102.5%	+ 4.2%	96.3%	101.1%	+ 5.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

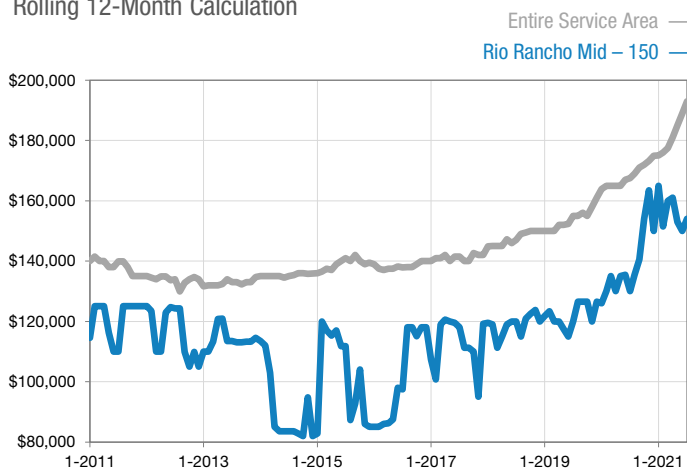
Median Sales Price - Single-Family Detached

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.