

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	32	31	- 3.1%	208	216	+ 3.8%
Pending Sales	30	31	+ 3.3%	184	202	+ 9.8%
Closed Sales	30	30	0.0%	164	188	+ 14.6%
Days on Market Until Sale	20	5	- 75.0%	21	13	- 38.1%
Median Sales Price*	\$278,000	\$356,000	+ 28.1%	\$276,750	\$340,950	+ 23.2%
Average Sales Price*	\$300,170	\$379,747	+ 26.5%	\$302,370	\$353,360	+ 16.9%
Percent of List Price Received*	99.5%	102.6%	+ 3.1%	99.2%	100.8%	+ 1.6%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

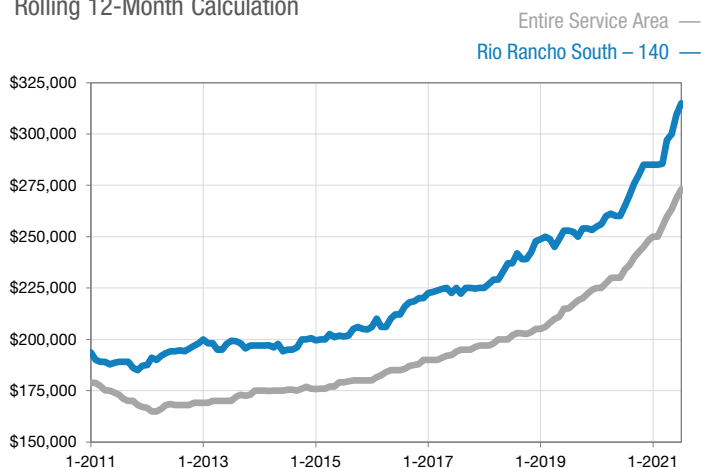
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	5	2	- 60.0%	20	19	- 5.0%
Pending Sales	3	2	- 33.3%	18	18	0.0%
Closed Sales	0	1	--	15	16	+ 6.7%
Days on Market Until Sale	--	1	--	11	11	0.0%
Median Sales Price*	--	\$120,000	--	\$179,000	\$164,800	- 7.9%
Average Sales Price*	--	\$120,000	--	\$166,630	\$196,369	+ 17.8%
Percent of List Price Received*	--	101.7%	--	99.1%	101.2%	+ 2.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

* 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.

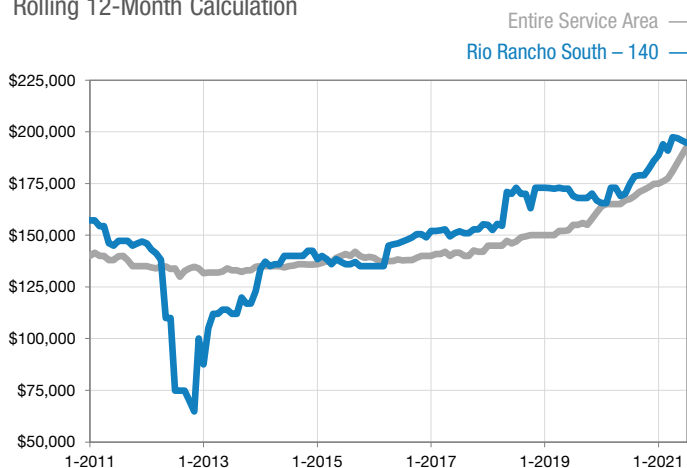
Median Sales Price - Single-Family Detached

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.