

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	53	58	+ 9.4%	295	306	+ 3.7%
Pending Sales	50	52	+ 4.0%	273	279	+ 2.2%
Closed Sales	41	37	- 9.8%	241	255	+ 5.8%
Days on Market Until Sale	6	4	- 33.3%	16	6	- 62.5%
Median Sales Price*	\$196,000	\$254,000	+ 29.6%	\$190,000	\$225,000	+ 18.4%
Average Sales Price*	\$204,062	\$250,458	+ 22.7%	\$191,103	\$230,881	+ 20.8%
Percent of List Price Received*	102.0%	103.6%	+ 1.6%	100.3%	102.2%	+ 1.9%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

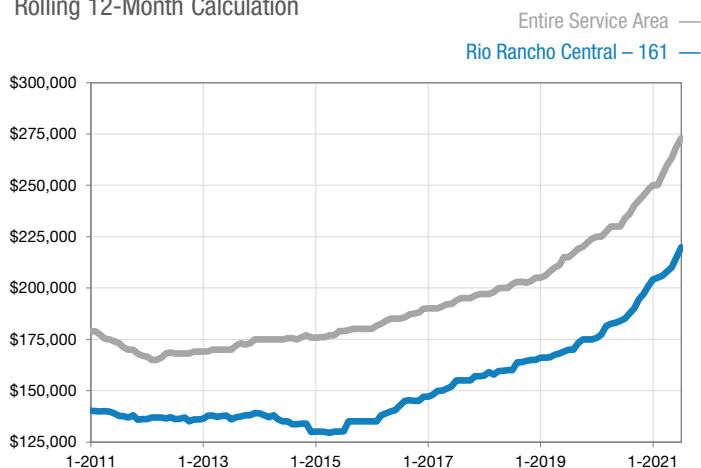
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	4	0	- 100.0%	7	2	- 71.4%
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	1	10	+ 900.0%
Days on Market Until Sale	1	--	--	1	11	+ 1000.0%
Median Sales Price*	\$148,000	--	--	\$148,000	\$208,755	+ 41.1%
Average Sales Price*	\$148,000	--	--	\$148,000	\$201,269	+ 36.0%
Percent of List Price Received*	98.7%	--	--	98.7%	101.2%	+ 2.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	--	--	--	--	--

* 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.

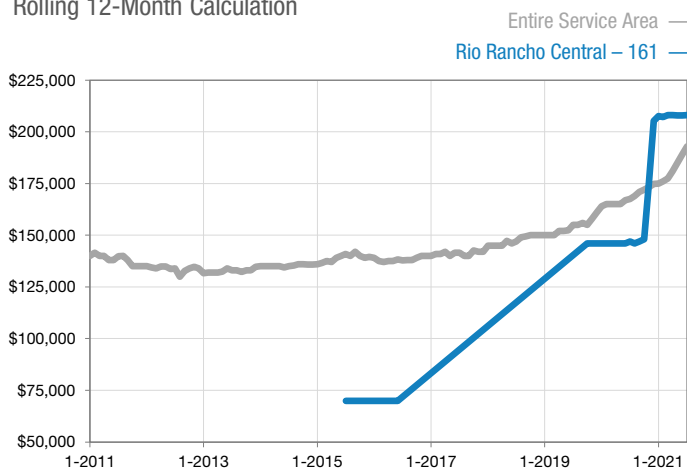
Median Sales Price - Single-Family Detached

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.