

Local Market Update for August 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	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	41	42	+ 2.4%	336	347	+ 3.3%
Pending Sales	37	54	+ 45.9%	310	329	+ 6.1%
Closed Sales	39	45	+ 15.4%	280	300	+ 7.1%
Days on Market Until Sale	5	5	0.0%	14	6	- 57.1%
Median Sales Price*	\$215,000	\$252,500	+ 17.4%	\$193,000	\$229,400	+ 18.9%
Average Sales Price*	\$212,708	\$249,053	+ 17.1%	\$194,112	\$233,607	+ 20.3%
Percent of List Price Received*	101.9%	102.0%	+ 0.1%	100.5%	102.2%	+ 1.7%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

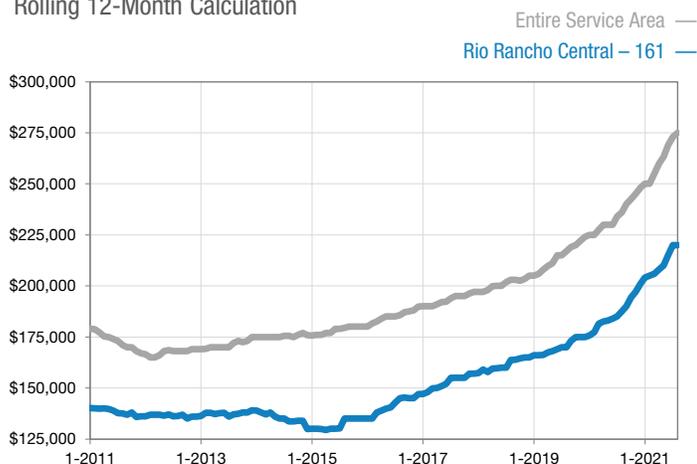
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	8	2	- 75.0%
Pending Sales	0	0	0.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	2	10	+ 400.0%
Days on Market Until Sale	2	--	--	2	11	+ 450.0%
Median Sales Price*	\$122,000	--	--	\$135,000	\$208,755	+ 54.6%
Average Sales Price*	\$122,000	--	--	\$135,000	\$201,269	+ 49.1%
Percent of List Price Received*	101.7%	--	--	100.2%	101.2%	+ 1.0%
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.

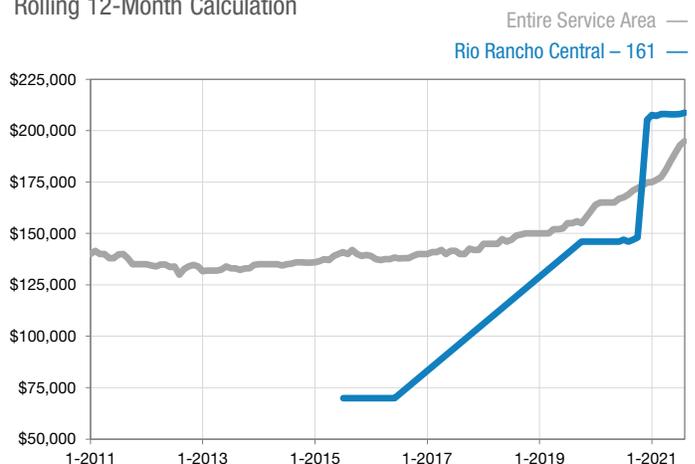
Median Sales Price - Single-Family Detached

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.