

Local Market Update for August 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	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	66	68	+ 3.0%	508	560	+ 10.2%
Pending Sales	55	82	+ 49.1%	481	527	+ 9.6%
Closed Sales	50	74	+ 48.0%	466	482	+ 3.4%
Days on Market Until Sale	15	8	- 46.7%	23	9	- 60.9%
Median Sales Price*	\$222,500	\$282,500	+ 27.0%	\$222,750	\$265,000	+ 19.0%
Average Sales Price*	\$254,604	\$312,954	+ 22.9%	\$244,280	\$291,627	+ 19.4%
Percent of List Price Received*	100.2%	101.7%	+ 1.5%	99.6%	101.8%	+ 2.2%
Inventory of Homes for Sale	49	30	- 38.8%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

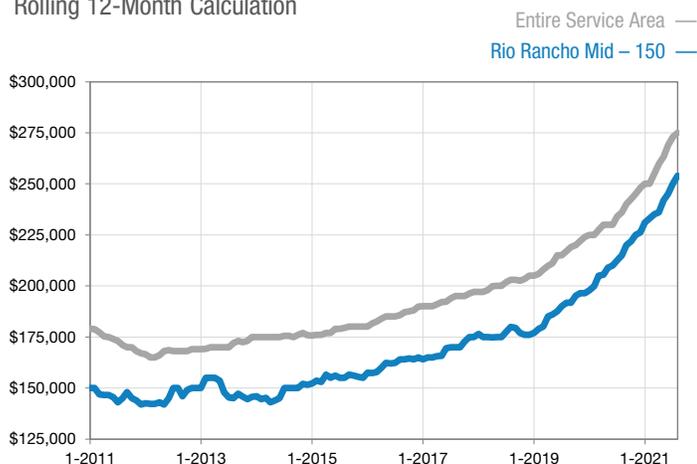
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	9	10	+ 11.1%	54	53	- 1.9%
Pending Sales	8	9	+ 12.5%	50	52	+ 4.0%
Closed Sales	6	4	- 33.3%	44	49	+ 11.4%
Days on Market Until Sale	13	1	- 92.3%	32	7	- 78.1%
Median Sales Price*	\$157,500	\$193,750	+ 23.0%	\$142,750	\$150,000	+ 5.1%
Average Sales Price*	\$153,250	\$198,125	+ 29.3%	\$145,465	\$162,037	+ 11.4%
Percent of List Price Received*	99.5%	104.0%	+ 4.5%	96.8%	101.4%	+ 4.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

* 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.

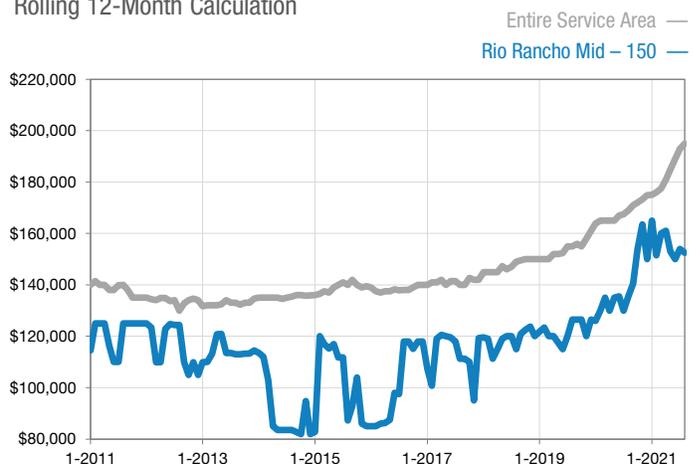
Median Sales Price - Single-Family Detached

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.