

Local Market Update for August 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	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	45	27	- 40.0%	253	243	- 4.0%
Pending Sales	38	26	- 31.6%	222	227	+ 2.3%
Closed Sales	29	33	+ 13.8%	193	221	+ 14.5%
Days on Market Until Sale	35	8	- 77.1%	23	12	- 47.8%
Median Sales Price*	\$300,000	\$317,000	+ 5.7%	\$283,000	\$330,000	+ 16.6%
Average Sales Price*	\$312,855	\$335,481	+ 7.2%	\$303,946	\$350,690	+ 15.4%
Percent of List Price Received*	99.4%	101.7%	+ 2.3%	99.2%	100.9%	+ 1.7%
Inventory of Homes for Sale	26	18	- 30.8%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

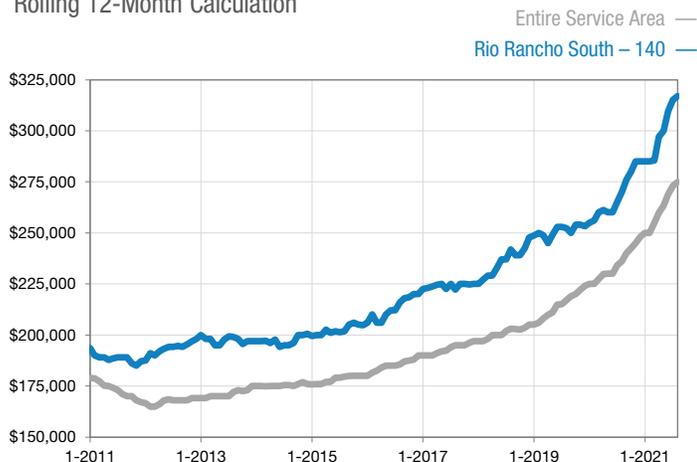
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	24	22	- 8.3%
Pending Sales	6	4	- 33.3%	24	20	- 16.7%
Closed Sales	5	0	- 100.0%	20	16	- 20.0%
Days on Market Until Sale	42	--	--	18	11	- 38.9%
Median Sales Price*	\$113,500	--	--	\$177,000	\$164,800	- 6.9%
Average Sales Price*	\$152,500	--	--	\$163,098	\$196,369	+ 20.4%
Percent of List Price Received*	100.1%	--	--	99.4%	101.2%	+ 1.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

* 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.

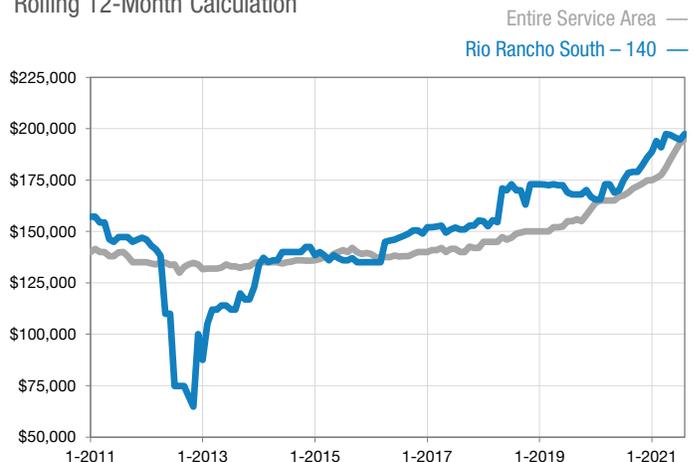
Median Sales Price - Single-Family Detached

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.