

Local Market Update for September 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	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	37	25	- 32.4%	290	268	- 7.6%
Pending Sales	26	27	+ 3.8%	248	252	+ 1.6%
Closed Sales	31	30	- 3.2%	224	251	+ 12.1%
Days on Market Until Sale	14	6	- 57.1%	22	12	- 45.5%
Median Sales Price*	\$285,500	\$346,975	+ 21.5%	\$284,950	\$333,370	+ 17.0%
Average Sales Price*	\$329,861	\$347,177	+ 5.2%	\$307,532	\$350,270	+ 13.9%
Percent of List Price Received*	99.8%	101.0%	+ 1.2%	99.3%	100.9%	+ 1.6%
Inventory of Homes for Sale	34	15	- 55.9%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

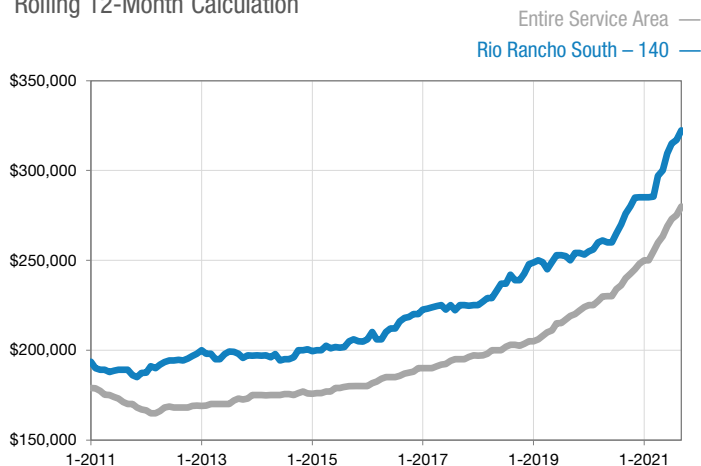
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	5	1	- 80.0%	29	23	- 20.7%
Pending Sales	6	3	- 50.0%	30	23	- 23.3%
Closed Sales	4	4	0.0%	24	20	- 16.7%
Days on Market Until Sale	17	8	- 52.9%	18	11	- 38.9%
Median Sales Price*	\$191,750	\$170,000	- 11.3%	\$179,000	\$164,800	- 7.9%
Average Sales Price*	\$168,975	\$182,875	+ 8.2%	\$164,077	\$193,670	+ 18.0%
Percent of List Price Received*	99.6%	102.6%	+ 3.0%	99.4%	101.5%	+ 2.1%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

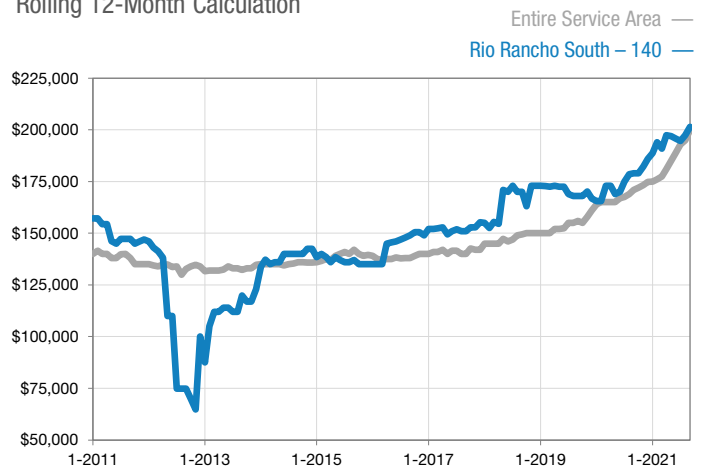
Median Sales Price - Single-Family Detached

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.