

Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	47	31	- 34.0%	337	299	- 11.3%
Pending Sales	39	23	- 41.0%	287	274	- 4.5%
Closed Sales	32	24	- 25.0%	256	275	+ 7.4%
Days on Market Until Sale	19	26	+ 36.8%	21	13	- 38.1%
Median Sales Price*	\$321,105	\$337,593	+ 5.1%	\$285,000	\$335,000	+ 17.5%
Average Sales Price*	\$332,736	\$350,732	+ 5.4%	\$310,683	\$350,311	+ 12.8%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	99.5%	100.9%	+ 1.4%
Inventory of Homes for Sale	40	20	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

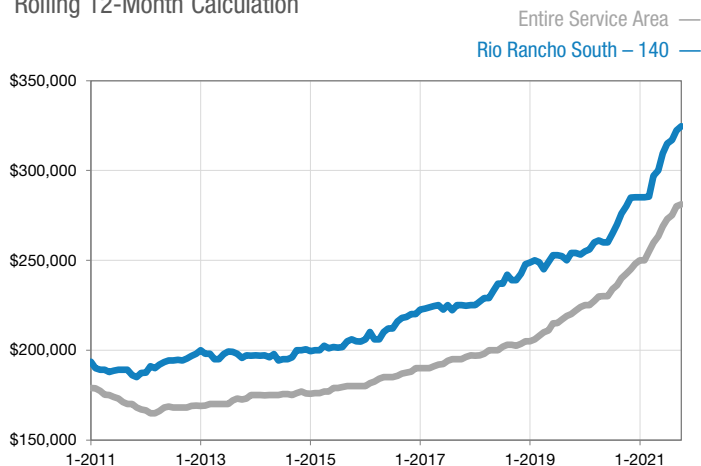
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	3	2	- 33.3%	32	25	- 21.9%
Pending Sales	3	2	- 33.3%	33	25	- 24.2%
Closed Sales	5	2	- 60.0%	29	22	- 24.1%
Days on Market Until Sale	12	3	- 75.0%	17	10	- 41.2%
Median Sales Price*	\$226,000	\$184,000	- 18.6%	\$179,000	\$165,550	- 7.5%
Average Sales Price*	\$204,400	\$184,000	- 10.0%	\$171,029	\$192,791	+ 12.7%
Percent of List Price Received*	99.7%	103.0%	+ 3.3%	99.5%	101.6%	+ 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.

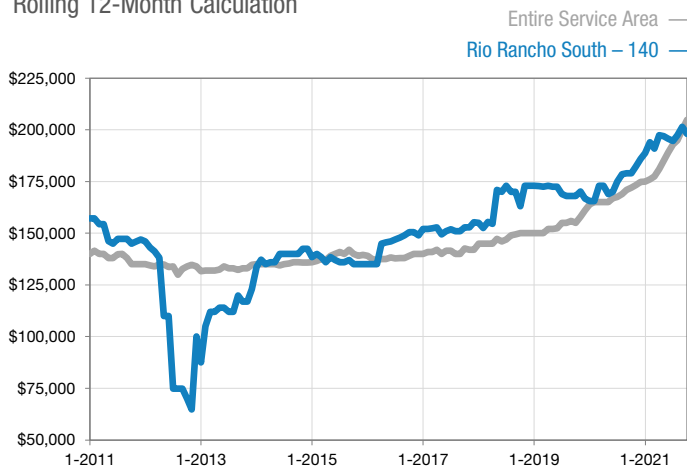
Median Sales Price - Single-Family Detached

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.