

Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	64	57	- 10.9%	646	686	+ 6.2%
Pending Sales	66	63	- 4.5%	602	642	+ 6.6%
Closed Sales	57	72	+ 26.3%	577	630	+ 9.2%
Days on Market Until Sale	12	8	- 33.3%	21	9	- 57.1%
Median Sales Price*	\$236,000	\$275,000	+ 16.5%	\$226,000	\$270,000	+ 19.5%
Average Sales Price*	\$254,365	\$298,196	+ 17.2%	\$247,380	\$295,007	+ 19.3%
Percent of List Price Received*	100.7%	101.7%	+ 1.0%	99.7%	101.7%	+ 2.0%
Inventory of Homes for Sale	49	20	- 59.2%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

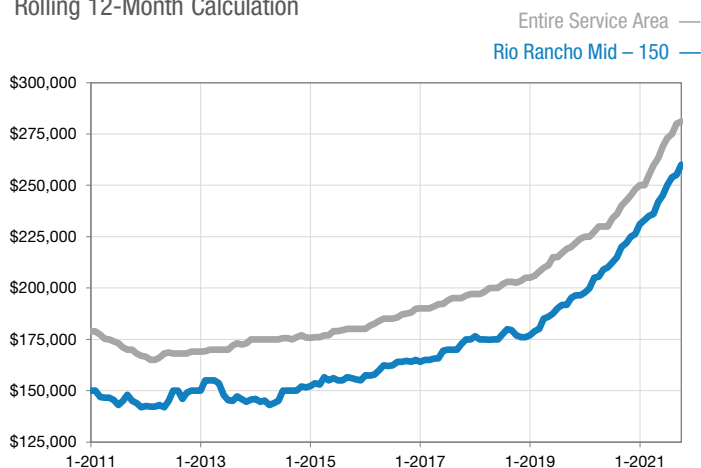
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	8	6	- 25.0%	65	69	+ 6.2%
Pending Sales	4	8	+ 100.0%	58	69	+ 19.0%
Closed Sales	5	7	+ 40.0%	59	64	+ 8.5%
Days on Market Until Sale	5	9	+ 80.0%	25	8	- 68.0%
Median Sales Price*	\$193,000	\$147,000	- 23.8%	\$162,000	\$143,250	- 11.6%
Average Sales Price*	\$204,000	\$170,214	- 16.6%	\$153,401	\$160,292	+ 4.5%
Percent of List Price Received*	97.8%	99.8%	+ 2.0%	97.3%	101.3%	+ 4.1%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

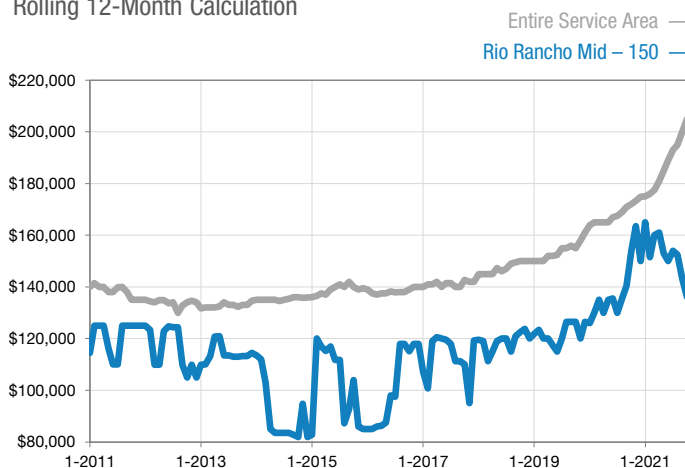
Median Sales Price - Single-Family Detached

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.