

Local Market Update for October 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Rio Rancho Central – 161

East of Rainbow Blvd, South of Northwest Loop, West of Unser Blvd NE, North of Northern Blvd

Single-Family Detached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	54	30	- 44.4%	434	407	- 6.2%
Pending Sales	51	30	- 41.2%	396	390	- 1.5%
Closed Sales	39	40	+ 2.6%	359	383	+ 6.7%
Days on Market Until Sale	6	8	+ 33.3%	12	7	- 41.7%
Median Sales Price*	\$215,000	\$264,950	+ 23.2%	\$196,000	\$235,000	+ 19.9%
Average Sales Price*	\$222,551	\$253,417	+ 13.9%	\$199,550	\$238,189	+ 19.4%
Percent of List Price Received*	101.7%	101.2%	- 0.5%	100.7%	102.0%	+ 1.3%
Inventory of Homes for Sale	30	3	- 90.0%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--

* 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.

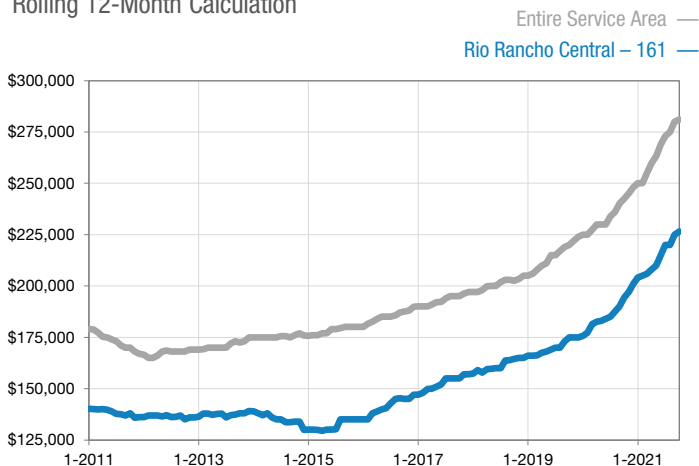
Single-Family Attached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	1	1	0.0%	20	3	- 85.0%
Pending Sales	1	0	- 100.0%	13	2	- 84.6%
Closed Sales	0	0	0.0%	3	10	+ 233.3%
Days on Market Until Sale	--	--	--	12	11	- 8.3%
Median Sales Price*	--	--	--	\$148,000	\$208,755	+ 41.1%
Average Sales Price*	--	--	--	\$157,780	\$201,269	+ 27.6%
Percent of List Price Received*	--	--	--	100.1%	101.2%	+ 1.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

* 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.

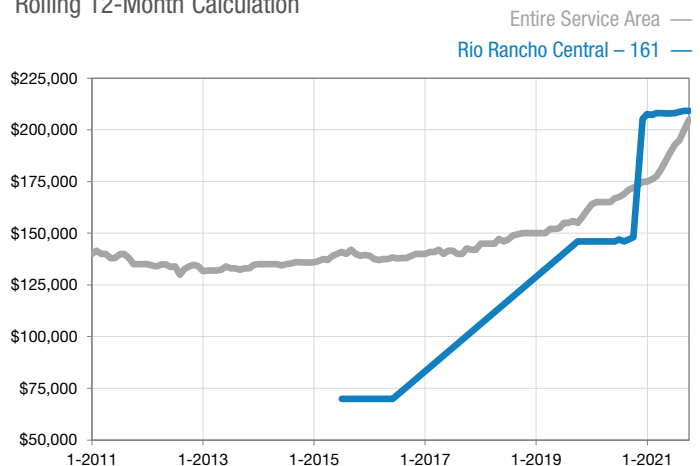
Median Sales Price - Single-Family Detached

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.