

Local Market Update for December 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	23	22	- 4.3%	385	343	- 10.9%
Pending Sales	29	27	- 6.9%	336	317	- 5.7%
Closed Sales	34	16	- 52.9%	319	313	- 1.9%
Days on Market Until Sale	12	31	+ 158.3%	19	14	- 26.3%
Median Sales Price*	\$267,500	\$371,000	+ 38.7%	\$285,000	\$343,500	+ 20.5%
Average Sales Price*	\$288,318	\$374,113	+ 29.8%	\$307,232	\$352,608	+ 14.8%
Percent of List Price Received*	99.7%	101.7%	+ 2.0%	99.4%	100.8%	+ 1.4%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

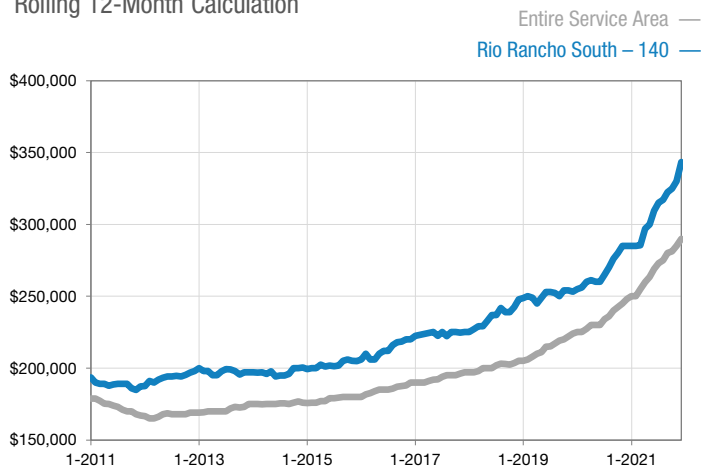
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	1	3	+ 200.0%	34	29	- 14.7%
Pending Sales	0	1	--	34	27	- 20.6%
Closed Sales	1	1	0.0%	36	26	- 27.8%
Days on Market Until Sale	3	3	0.0%	15	9	- 40.0%
Median Sales Price*	\$236,000	\$284,000	+ 20.3%	\$185,975	\$217,500	+ 17.0%
Average Sales Price*	\$236,000	\$284,000	+ 20.3%	\$178,260	\$205,015	+ 15.0%
Percent of List Price Received*	100.4%	102.2%	+ 1.8%	99.6%	101.8%	+ 2.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--

* 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.

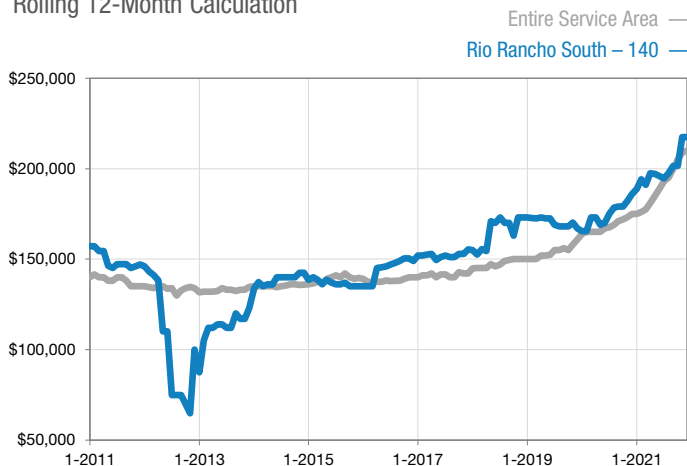
Median Sales Price - Single-Family Detached

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.