

Local Market Update for February 2022

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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	19	19	0.0%	45	45	0.0%
Pending Sales	19	25	+ 31.6%	47	51	+ 8.5%
Closed Sales	26	18	- 30.8%	46	41	- 10.9%
Days on Market Until Sale	23	15	- 34.8%	20	17	- 15.0%
Median Sales Price*	\$300,000	\$338,500	+ 12.8%	\$300,500	\$342,000	+ 13.8%
Average Sales Price*	\$323,019	\$371,038	+ 14.9%	\$329,591	\$375,505	+ 13.9%
Percent of List Price Received*	99.2%	104.7%	+ 5.5%	99.2%	101.9%	+ 2.7%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

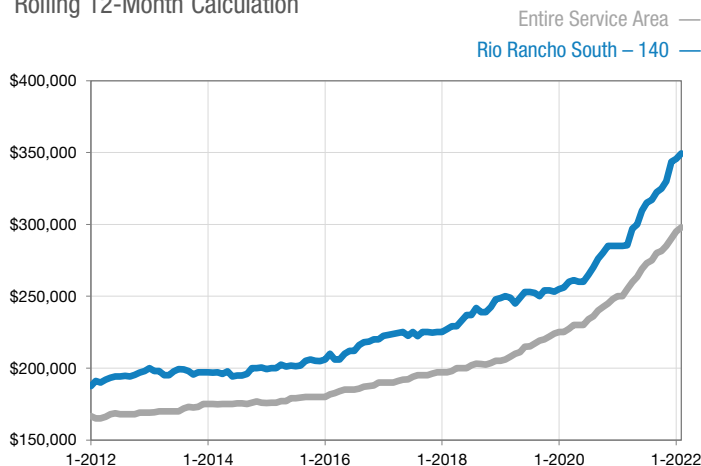
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	6	2	- 66.7%	7	3	- 57.1%
Pending Sales	3	2	- 33.3%	5	4	- 20.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$244,250	\$265,000	+ 8.5%	\$244,250	\$265,000	+ 8.5%
Average Sales Price*	\$244,250	\$221,667	- 9.2%	\$244,250	\$221,667	- 9.2%
Percent of List Price Received*	100.0%	102.4%	+ 2.4%	100.0%	102.4%	+ 2.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

* 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.

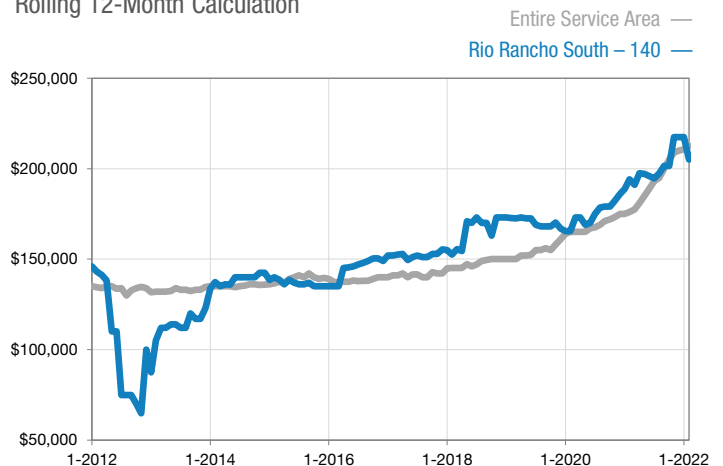
Median Sales Price - Single-Family Detached

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.