

Local Market Update for February 2022

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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	41	34	- 17.1%	78	62	- 20.5%
Pending Sales	36	35	- 2.8%	74	62	- 16.2%
Closed Sales	27	21	- 22.2%	64	47	- 26.6%
Days on Market Until Sale	10	4	- 60.0%	9	4	- 55.6%
Median Sales Price*	\$203,500	\$285,000	+ 40.0%	\$207,950	\$271,000	+ 30.3%
Average Sales Price*	\$220,786	\$276,686	+ 25.3%	\$213,184	\$269,611	+ 26.5%
Percent of List Price Received*	100.4%	103.6%	+ 3.2%	100.7%	103.0%	+ 2.3%
Inventory of Homes for Sale	20	4	- 80.0%	--	--	--
Months Supply of Inventory	0.5	0.1	- 80.0%	--	--	--

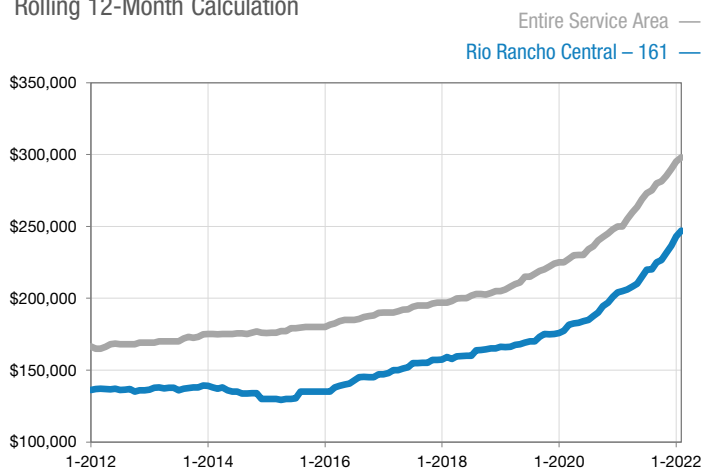
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	1	--	--	11	--	--
Median Sales Price*	\$166,000	--	--	\$208,169	--	--
Average Sales Price*	\$166,000	--	--	\$193,134	--	--
Percent of List Price Received*	94.9%	--	--	100.8%	--	--
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.

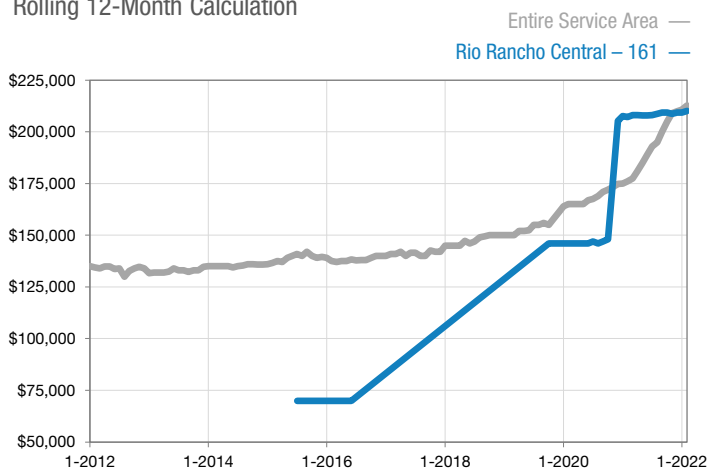
Median Sales Price - Single-Family Detached

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.