

Local Market Update for March 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 | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 3-2021 | Thru 3-2022 | Percent Change |
| New Listings | 31 | 32 | + 3.2% | 76 | 75 | - 1.3% |
| Pending Sales | 33 | 27 | - 18.2% | 80 | 75 | - 6.3% |
| Closed Sales | 26 | 20 | - 23.1% | 72 | 61 | - 15.3% |
| Days on Market Until Sale | 23 | 10 | - 56.5% | 21 | 15 | - 28.6% |
| Median Sales Price* | \$319,250 | \$437,500 | + 37.0% | \$310,000 | \$370,000 | + 19.4% |
| Average Sales Price* | \$340,828 | \$470,850 | + 38.1% | \$333,649 | \$406,765 | + 21.9% |
| Percent of List Price Received* | 100.1% | 102.3% | + 2.2% | 99.5% | 102.0% | + 2.5% |
| Inventory of Homes for Sale | 13 | 14 | + 7.7% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 0.5 | 0.0% | -- | -- | -- |

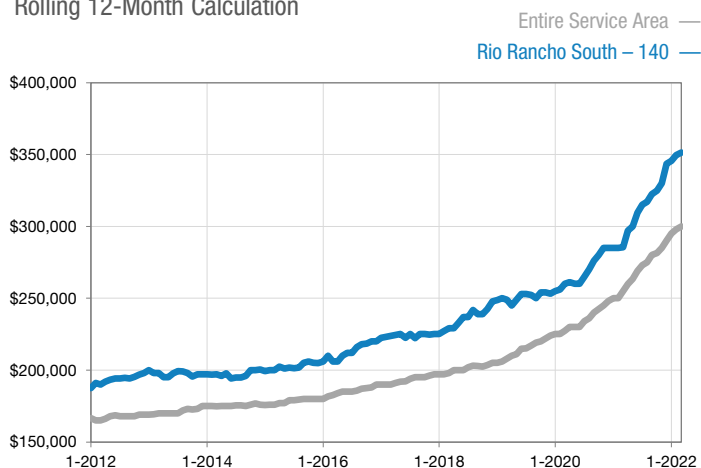
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 3-2021 | Thru 3-2022 | Percent Change |
| New Listings | 3 | 1 | - 66.7% | 10 | 4 | - 60.0% |
| Pending Sales | 3 | 2 | - 33.3% | 8 | 6 | - 25.0% |
| Closed Sales | 2 | 3 | + 50.0% | 4 | 6 | + 50.0% |
| Days on Market Until Sale | 2 | 5 | + 150.0% | 2 | 4 | + 100.0% |
| Median Sales Price* | \$183,500 | \$275,000 | + 49.9% | \$235,000 | \$267,500 | + 13.8% |
| Average Sales Price* | \$183,500 | \$255,667 | + 39.3% | \$213,875 | \$238,667 | + 11.6% |
| Percent of List Price Received* | 104.3% | 99.5% | - 4.6% | 102.1% | 100.9% | - 1.2% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | -- | -- | -- | -- | -- |

* 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.

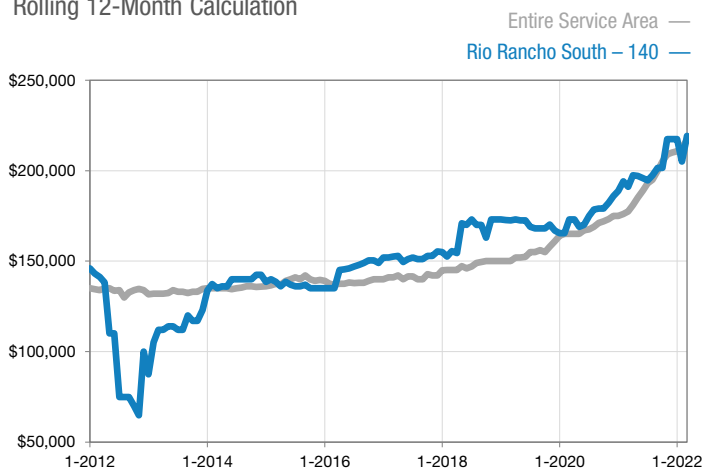
Median Sales Price - Single-Family Detached

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.