

# Local Market Update for April 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	31	22	- 29.0%	107	97	- 9.3%
Pending Sales	23	20	- 13.0%	103	92	- 10.7%
Closed Sales	27	30	+ 11.1%	99	91	- 8.1%
Days on Market Until Sale	10	9	- 10.0%	18	13	- 27.8%
Median Sales Price*	\$333,000	<b>\$363,250</b>	+ 9.1%	\$310,720	<b>\$366,500</b>	+ 18.0%
Average Sales Price*	\$346,126	<b>\$412,808</b>	+ 19.3%	\$337,052	<b>\$408,757</b>	+ 21.3%
Percent of List Price Received*	100.5%	<b>102.7%</b>	+ 2.2%	99.8%	<b>102.2%</b>	+ 2.4%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

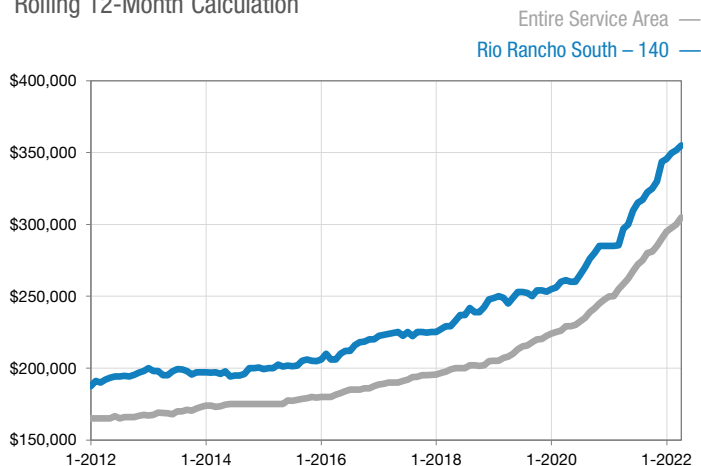
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	2	2	0.0%	12	6	- 50.0%
Pending Sales	3	1	- 66.7%	11	7	- 36.4%
Closed Sales	2	1	- 50.0%	6	7	+ 16.7%
Days on Market Until Sale	8	3	- 62.5%	4	4	0.0%
Median Sales Price*	\$243,750	<b>\$122,000</b>	- 49.9%	\$235,000	<b>\$265,000</b>	+ 12.8%
Average Sales Price*	\$243,750	<b>\$122,000</b>	- 49.9%	\$223,833	<b>\$222,000</b>	- 0.8%
Percent of List Price Received*	100.9%	<b>101.7%</b>	+ 0.8%	101.7%	<b>101.0%</b>	- 0.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 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.

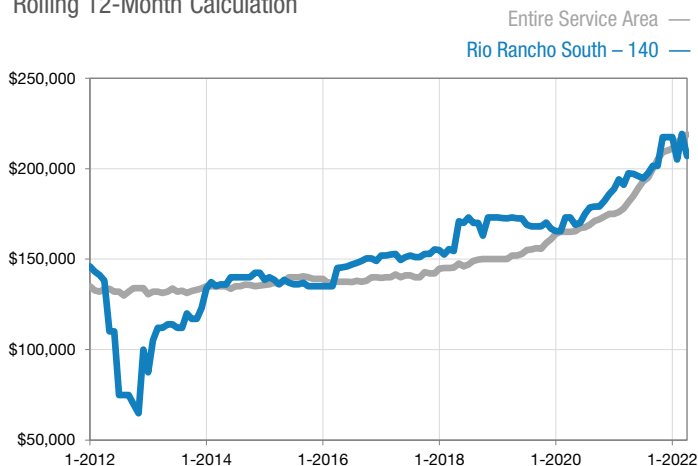
### Median Sales Price - Single-Family Detached

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.