

Local Market Update for June 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	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	40	41	+ 2.5%	185	171	- 7.6%
Pending Sales	31	31	0.0%	171	143	- 16.4%
Closed Sales	33	18	- 45.5%	158	137	- 13.3%
Days on Market Until Sale	9	14	+ 55.6%	15	14	- 6.7%
Median Sales Price*	\$360,000	\$377,500	+ 4.9%	\$331,500	\$370,000	+ 11.6%
Average Sales Price*	\$360,600	\$387,766	+ 7.5%	\$348,350	\$407,760	+ 17.1%
Percent of List Price Received*	101.2%	101.1%	- 0.1%	100.4%	101.8%	+ 1.4%
Inventory of Homes for Sale	24	34	+ 41.7%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

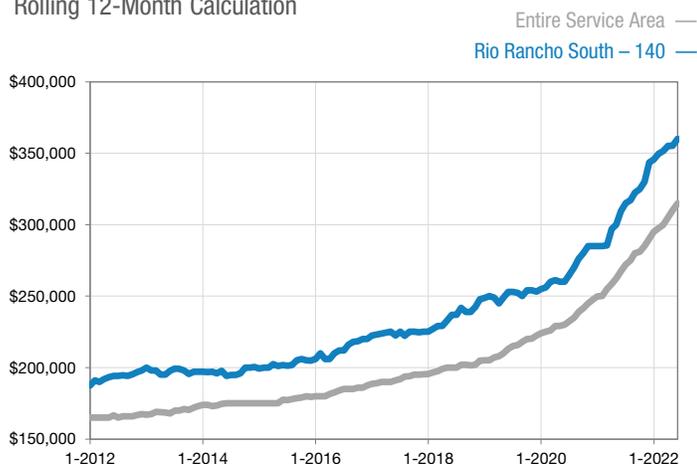
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	17	13	- 23.5%
Pending Sales	1	2	+ 100.0%	16	10	- 37.5%
Closed Sales	6	0	- 100.0%	15	9	- 40.0%
Days on Market Until Sale	21	--	--	12	3	- 75.0%
Median Sales Price*	\$133,650	--	--	\$194,600	\$260,695	+ 34.0%
Average Sales Price*	\$184,217	--	--	\$201,460	\$215,411	+ 6.9%
Percent of List Price Received*	101.3%	--	--	101.2%	102.7%	+ 1.5%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	2.1	+ 600.0%	--	--	--

* 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.

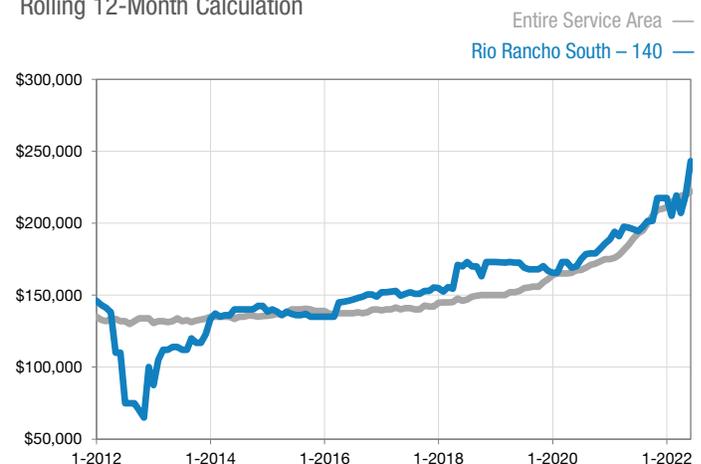
Median Sales Price - Single-Family Detached

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.