

Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	31	25	- 19.4%	216	195	- 9.7%
Pending Sales	29	26	- 10.3%	200	164	- 18.0%
Closed Sales	30	23	- 23.3%	188	160	- 14.9%
Days on Market Until Sale	5	12	+ 140.0%	13	13	0.0%
Median Sales Price*	\$356,000	\$390,000	+ 9.6%	\$340,950	\$372,895	+ 9.4%
Average Sales Price*	\$379,747	\$434,469	+ 14.4%	\$353,360	\$411,600	+ 16.5%
Percent of List Price Received*	102.6%	101.1%	- 1.5%	100.8%	101.7%	+ 0.9%
Inventory of Homes for Sale	22	34	+ 54.5%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

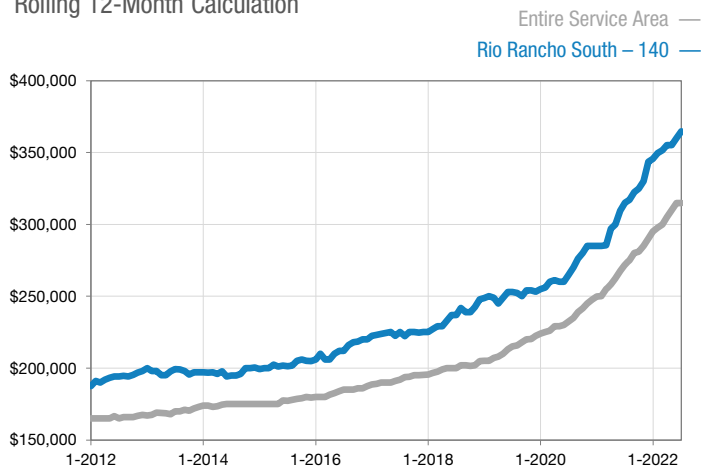
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	2	1	- 50.0%	19	15	- 21.1%
Pending Sales	0	0	0.0%	16	10	- 37.5%
Closed Sales	1	1	0.0%	16	10	- 37.5%
Days on Market Until Sale	1	3	+ 200.0%	11	3	- 72.7%
Median Sales Price*	\$120,000	\$250,000	+ 108.3%	\$164,800	\$255,348	+ 54.9%
Average Sales Price*	\$120,000	\$250,000	+ 108.3%	\$196,369	\$218,870	+ 11.5%
Percent of List Price Received*	101.7%	98.0%	- 3.6%	101.2%	102.3%	+ 1.1%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.9	2.6	+ 188.9%	--	--	--

* 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.

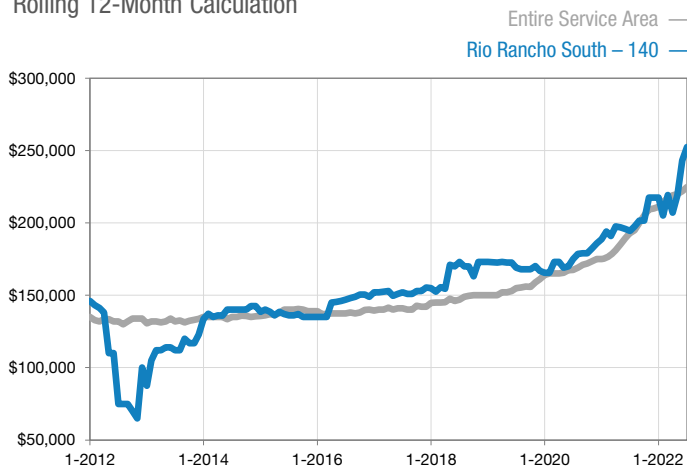
Median Sales Price - Single-Family Detached

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.