

# Local Market Update for July 2022

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



## Rio Rancho Mid – 150

East of Rainbow Blvd, South of Northern Blvd, West of Corrales, North of Southern Blvd

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	105	74	- 29.5%	492	436	- 11.4%
Pending Sales	78	66	- 15.4%	442	368	- 16.7%
Closed Sales	62	59	- 4.8%	408	338	- 17.2%
Days on Market Until Sale	5	9	+ 80.0%	10	9	- 10.0%
Median Sales Price*	\$280,000	\$322,000	+ 15.0%	\$260,000	\$300,750	+ 15.7%
Average Sales Price*	\$292,463	\$367,339	+ 25.6%	\$287,758	\$340,275	+ 18.3%
Percent of List Price Received*	102.9%	100.8%	- 2.0%	101.8%	102.7%	+ 0.9%
Inventory of Homes for Sale	58	50	- 13.8%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

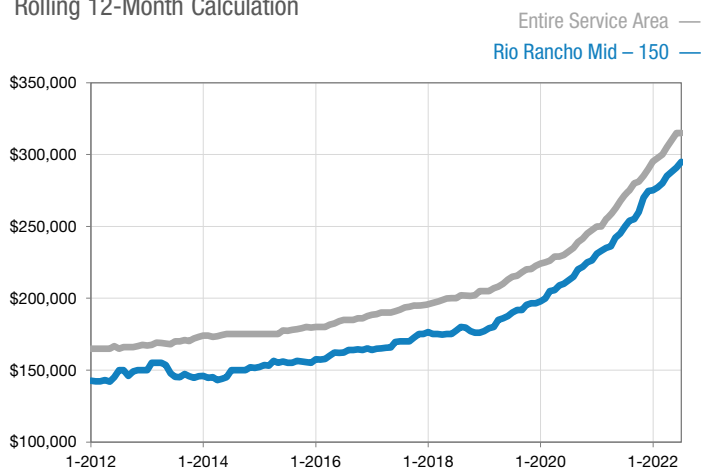
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	2	5	+ 150.0%	43	34	- 20.9%
Pending Sales	3	4	+ 33.3%	43	35	- 18.6%
Closed Sales	4	4	0.0%	45	32	- 28.9%
Days on Market Until Sale	2	6	+ 200.0%	8	10	+ 25.0%
Median Sales Price*	\$192,500	\$282,500	+ 46.8%	\$150,000	\$198,000	+ 32.0%
Average Sales Price*	\$193,750	\$292,000	+ 50.7%	\$158,829	\$215,783	+ 35.9%
Percent of List Price Received*	102.5%	99.6%	- 2.8%	101.1%	101.9%	+ 0.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.2	0.4	+ 100.0%	--	--	--

\* 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.

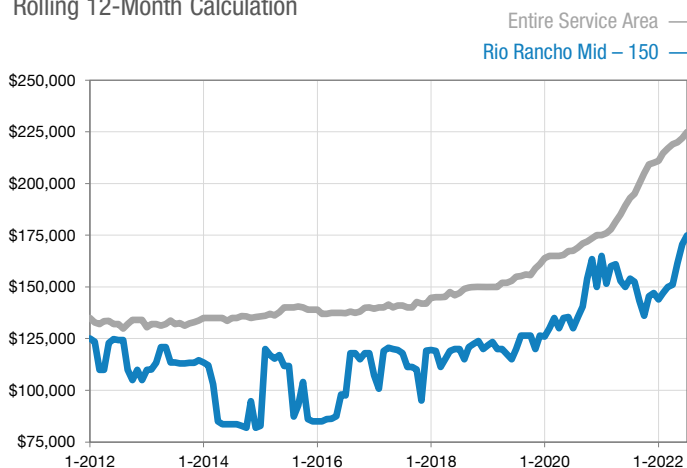
### Median Sales Price - Single-Family Detached

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.