

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	69	74	+ 7.2%	561	511	- 8.9%
Pending Sales	74	62	- 16.2%	516	427	- 17.2%
Closed Sales	74	64	- 13.5%	482	402	- 16.6%
Days on Market Until Sale	8	12	+ 50.0%	9	9	0.0%
Median Sales Price*	\$282,500	\$336,500	+ 19.1%	\$265,000	\$306,500	+ 15.7%
Average Sales Price*	\$312,954	\$382,050	+ 22.1%	\$291,627	\$346,925	+ 19.0%
Percent of List Price Received*	101.7%	100.2%	- 1.5%	101.8%	102.3%	+ 0.5%
Inventory of Homes for Sale	44	59	+ 34.1%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

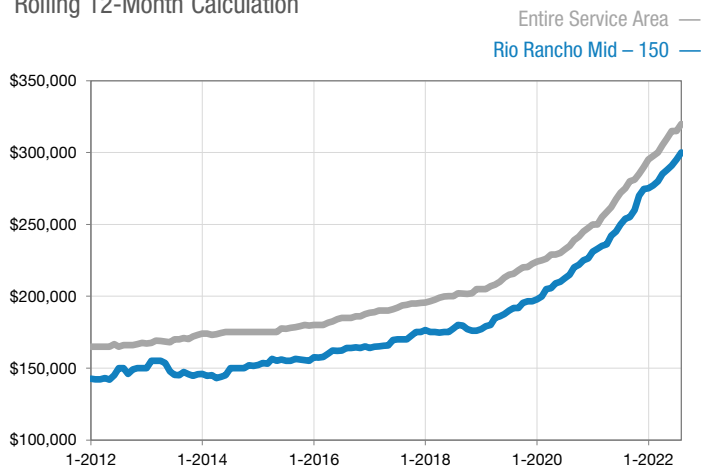
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	11	5	- 54.5%	54	39	- 27.8%
Pending Sales	9	6	- 33.3%	52	41	- 21.2%
Closed Sales	4	6	+ 50.0%	49	38	- 22.4%
Days on Market Until Sale	1	5	+ 400.0%	7	9	+ 28.6%
Median Sales Price*	\$193,750	\$224,500	+ 15.9%	\$150,000	\$211,750	+ 41.2%
Average Sales Price*	\$198,125	\$234,107	+ 18.2%	\$162,037	\$218,676	+ 35.0%
Percent of List Price Received*	104.0%	101.2%	- 2.7%	101.4%	101.8%	+ 0.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--

* 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.

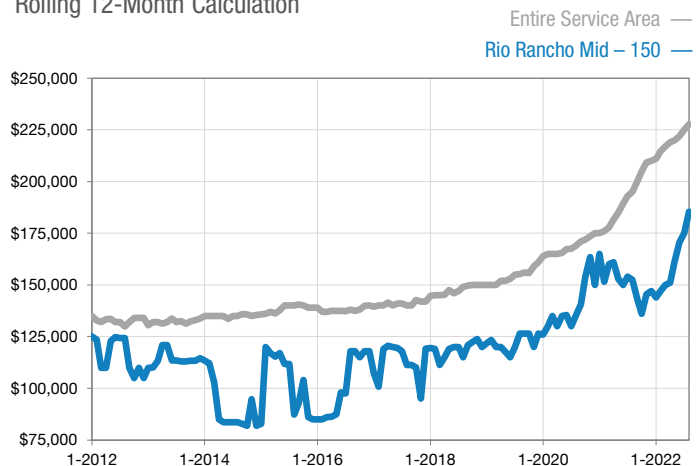
Median Sales Price - Single-Family Detached

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.