

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	27	33	+ 22.2%	243	229	- 5.8%
Pending Sales	24	27	+ 12.5%	224	187	- 16.5%
Closed Sales	33	22	- 33.3%	221	182	- 17.6%
Days on Market Until Sale	8	14	+ 75.0%	12	14	+ 16.7%
Median Sales Price*	\$317,000	\$391,950	+ 23.6%	\$330,000	\$375,000	+ 13.6%
Average Sales Price*	\$335,481	\$440,665	+ 31.4%	\$350,690	\$415,113	+ 18.4%
Percent of List Price Received*	101.7%	99.5%	- 2.2%	100.9%	101.5%	+ 0.6%
Inventory of Homes for Sale	21	40	+ 90.5%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--

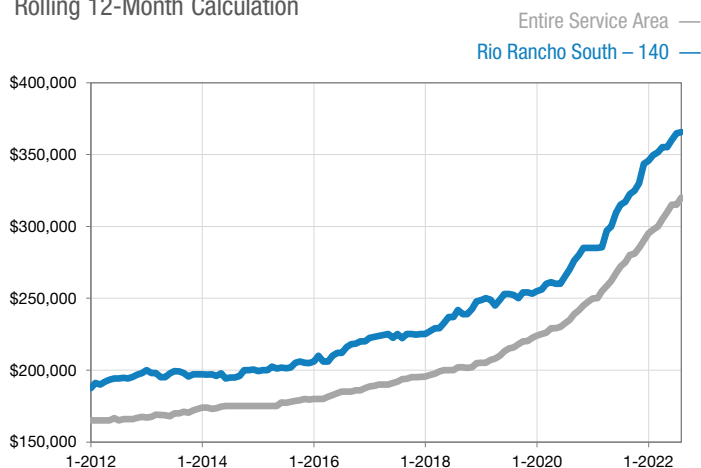
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	3	1	- 66.7%	22	16	- 27.3%
Pending Sales	4	1	- 75.0%	20	11	- 45.0%
Closed Sales	0	1	--	16	11	- 31.3%
Days on Market Until Sale	--	7	--	11	4	- 63.6%
Median Sales Price*	--	\$390,000	--	\$164,800	\$260,695	+ 58.2%
Average Sales Price*	--	\$390,000	--	\$196,369	\$234,427	+ 19.4%
Percent of List Price Received*	--	97.5%	--	101.2%	101.8%	+ 0.6%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.7	3.1	+ 342.9%	--	--	--

\* 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.

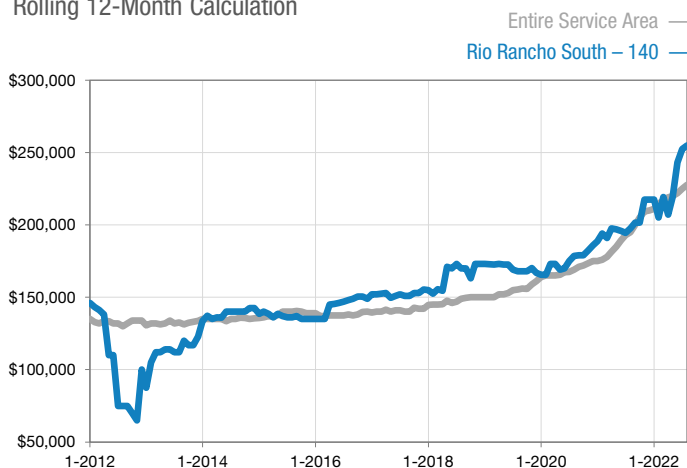
### Median Sales Price - Single-Family Detached

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.