

Local Market Update for August 2022

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



Rio Rancho Central – 161

East of Rainbow Blvd, South of Northwest Loop, West of Unser Blvd NE, North of Northern Blvd

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	43	29	- 32.6%	348	290	- 16.7%
Pending Sales	46	33	- 28.3%	319	263	- 17.6%
Closed Sales	45	35	- 22.2%	300	254	- 15.3%
Days on Market Until Sale	5	10	+ 100.0%	6	6	0.0%
Median Sales Price*	\$252,500	\$262,000	+ 3.8%	\$229,400	\$274,500	+ 19.7%
Average Sales Price*	\$249,053	\$282,347	+ 13.4%	\$233,607	\$281,553	+ 20.5%
Percent of List Price Received*	102.0%	99.7%	- 2.3%	102.2%	103.1%	+ 0.9%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

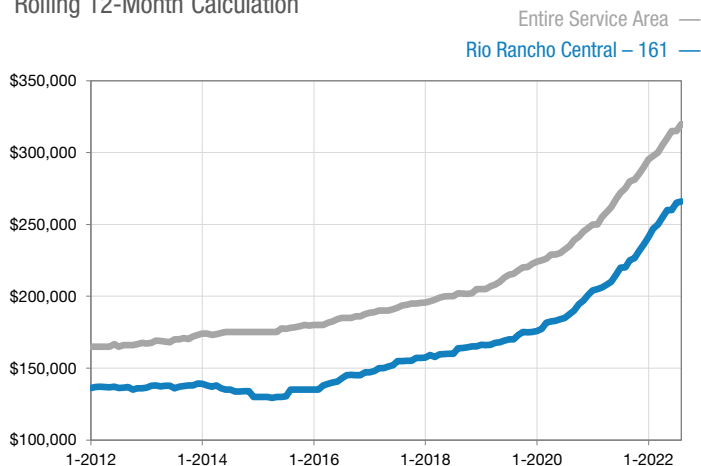
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	0	1	--	2	2	0.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	10	1	- 90.0%
Days on Market Until Sale	--	--	--	11	2	- 81.8%
Median Sales Price*	--	--	--	\$208,755	\$265,000	+ 26.9%
Average Sales Price*	--	--	--	\$201,269	\$265,000	+ 31.7%
Percent of List Price Received*	--	--	--	101.2%	104.0%	+ 2.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

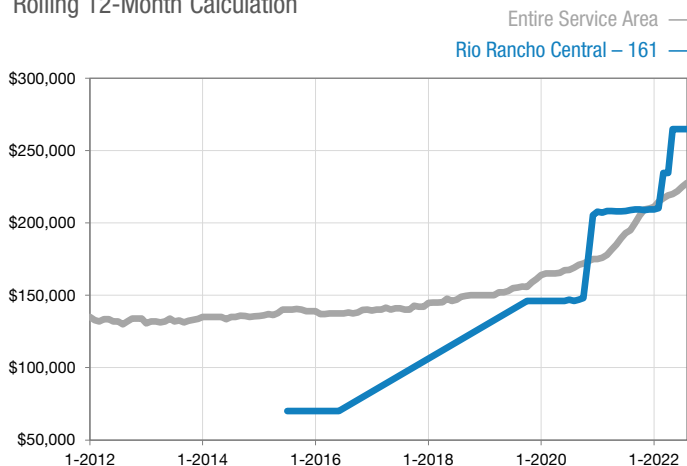
Median Sales Price - Single-Family Detached

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.