

Local Market Update for September 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	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	25	28	+ 12.0%	268	257	- 4.1%
Pending Sales	26	19	- 26.9%	250	203	- 18.8%
Closed Sales	30	24	- 20.0%	251	207	- 17.5%
Days on Market Until Sale	6	27	+ 350.0%	12	15	+ 25.0%
Median Sales Price*	\$346,975	\$357,500	+ 3.0%	\$333,370	\$373,000	+ 11.9%
Average Sales Price*	\$347,177	\$374,745	+ 7.9%	\$350,270	\$410,133	+ 17.1%
Percent of List Price Received*	101.0%	99.0%	- 2.0%	100.9%	101.2%	+ 0.3%
Inventory of Homes for Sale	17	39	+ 129.4%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

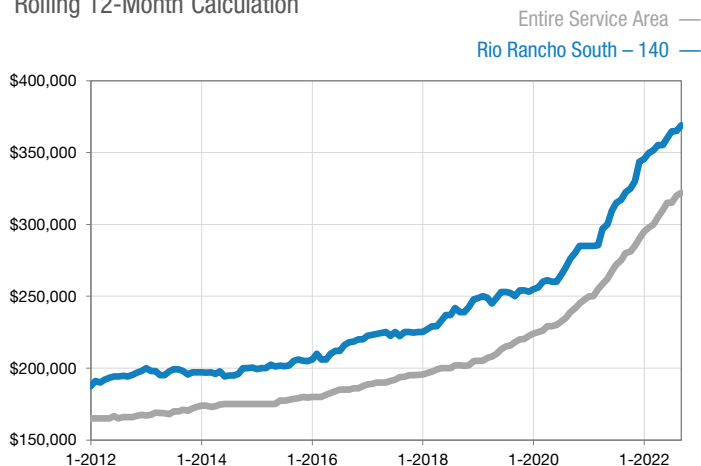
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	1	5	+ 400.0%	23	21	- 8.7%
Pending Sales	3	2	- 33.3%	23	13	- 43.5%
Closed Sales	4	1	- 75.0%	20	12	- 40.0%
Days on Market Until Sale	8	5	- 37.5%	11	4	- 63.6%
Median Sales Price*	\$170,000	\$380,000	+ 123.5%	\$164,800	\$262,848	+ 59.5%
Average Sales Price*	\$182,875	\$380,000	+ 107.8%	\$193,670	\$246,558	+ 27.3%
Percent of List Price Received*	102.6%	100.0%	- 2.5%	101.5%	101.7%	+ 0.2%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	--	2.6	--	--	--	--

* 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.

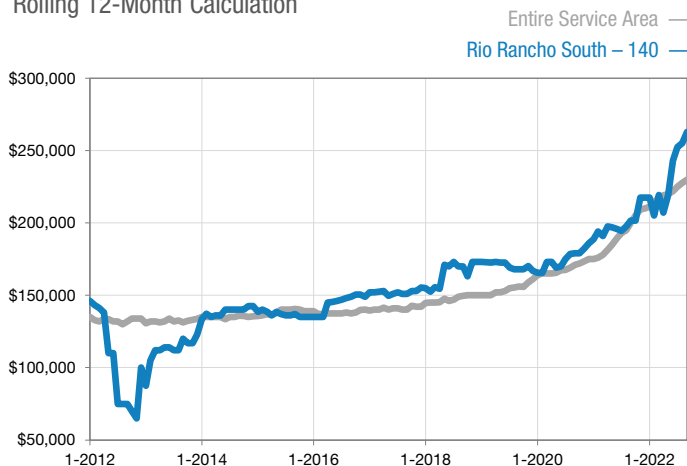
Median Sales Price - Single-Family Detached

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.