

# Local Market Update for October 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	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	58	60	+ 3.4%	687	622	- 9.5%
Pending Sales	57	42	- 26.3%	635	504	- 20.6%
Closed Sales	72	40	- 44.4%	630	505	- 19.8%
Days on Market Until Sale	8	13	+ 62.5%	9	11	+ 22.2%
Median Sales Price*	\$275,000	\$305,000	+ 10.9%	\$270,000	\$305,000	+ 13.0%
Average Sales Price*	\$298,196	\$339,588	+ 13.9%	\$295,007	\$346,844	+ 17.6%
Percent of List Price Received*	101.7%	100.0%	- 1.7%	101.7%	101.8%	+ 0.1%
Inventory of Homes for Sale	34	76	+ 123.5%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

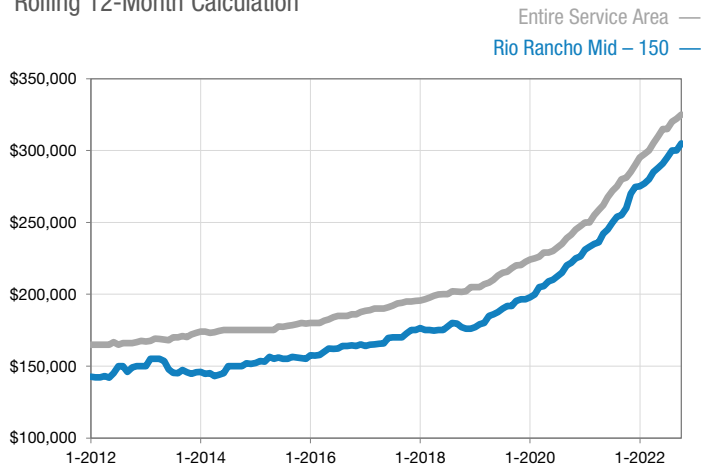
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	6	2	- 66.7%	69	47	- 31.9%
Pending Sales	6	2	- 66.7%	67	48	- 28.4%
Closed Sales	7	3	- 57.1%	64	47	- 26.6%
Days on Market Until Sale	9	30	+ 233.3%	8	10	+ 25.0%
Median Sales Price*	\$147,000	\$215,500	+ 46.6%	\$143,250	\$212,500	+ 48.3%
Average Sales Price*	\$170,214	\$215,167	+ 26.4%	\$160,292	\$219,536	+ 37.0%
Percent of List Price Received*	99.8%	100.9%	+ 1.1%	101.3%	102.0%	+ 0.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--

\* 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.

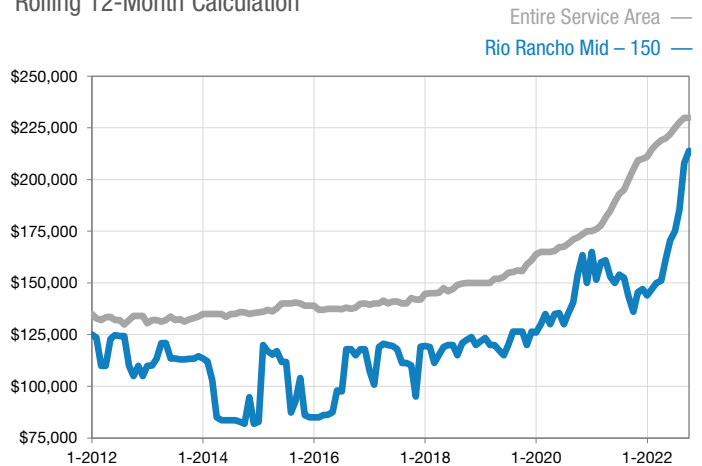
### Median Sales Price - Single-Family Detached

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.