

Local Market Update for October 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	31	24	- 22.6%	299	281	- 6.0%
Pending Sales	21	16	- 23.8%	271	218	- 19.6%
Closed Sales	24	18	- 25.0%	275	230	- 16.4%
Days on Market Until Sale	26	22	- 15.4%	13	16	+ 23.1%
Median Sales Price*	\$337,593	\$394,950	+ 17.0%	\$335,000	\$375,000	+ 11.9%
Average Sales Price*	\$350,732	\$431,761	+ 23.1%	\$350,311	\$411,229	+ 17.4%
Percent of List Price Received*	100.4%	98.9%	- 1.5%	100.9%	100.9%	0.0%
Inventory of Homes for Sale	23	43	+ 87.0%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--

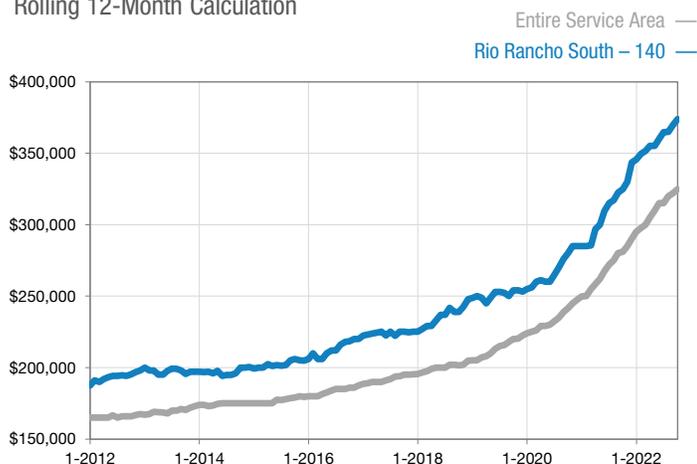
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	25	24	- 4.0%
Pending Sales	2	2	0.0%	25	15	- 40.0%
Closed Sales	3	2	- 33.3%	23	14	- 39.1%
Days on Market Until Sale	3	2	- 33.3%	10	4	- 60.0%
Median Sales Price*	\$231,500	\$258,625	+ 11.7%	\$194,600	\$261,598	+ 34.4%
Average Sales Price*	\$214,333	\$258,625	+ 20.7%	\$196,365	\$248,282	+ 26.4%
Percent of List Price Received*	102.0%	101.5%	- 0.5%	101.6%	101.7%	+ 0.1%
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.

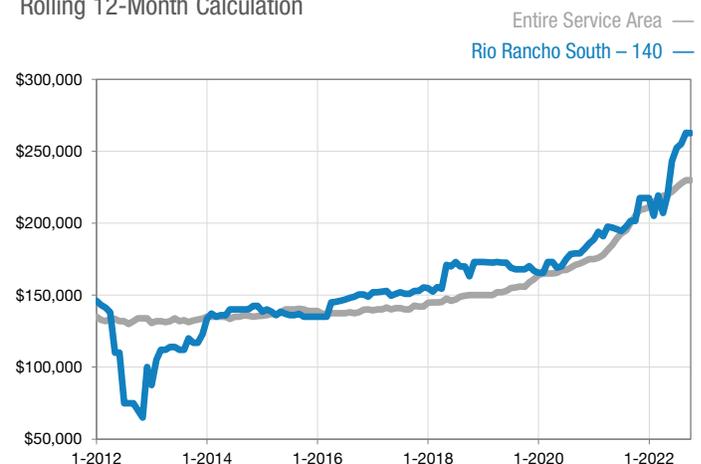
Median Sales Price - Single-Family Detached

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.