

Local Market Update for October 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	29	25	- 13.8%	406	344	- 15.3%
Pending Sales	26	25	- 3.8%	386	306	- 20.7%
Closed Sales	40	25	- 37.5%	383	306	- 20.1%
Days on Market Until Sale	8	22	+ 175.0%	7	7	0.0%
Median Sales Price*	\$257,450	\$300,000	+ 16.5%	\$235,000	\$274,500	+ 16.8%
Average Sales Price*	\$252,392	\$295,736	+ 17.2%	\$238,082	\$281,199	+ 18.1%
Percent of List Price Received*	100.7%	99.9%	- 0.8%	102.0%	102.5%	+ 0.5%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

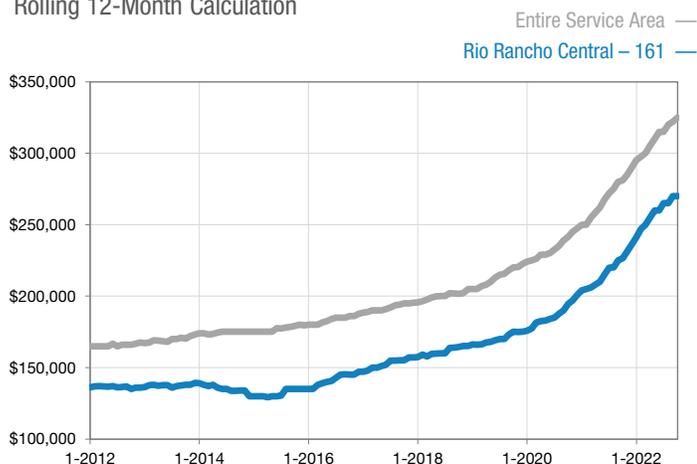
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	1	1	0.0%	3	4	+ 33.3%
Pending Sales	0	1	--	2	2	0.0%
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	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

* 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.

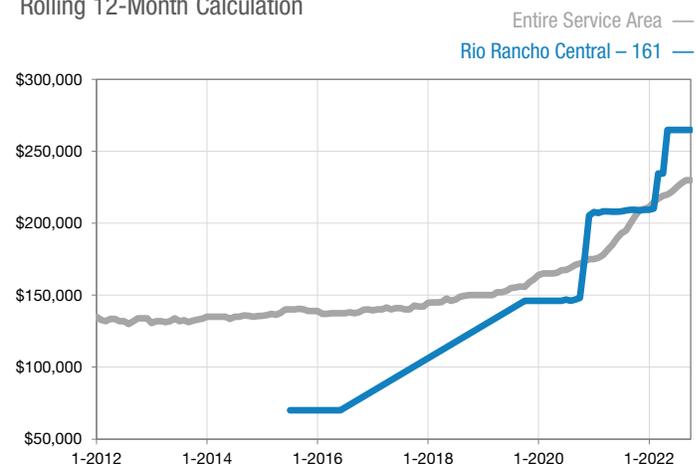
Median Sales Price - Single-Family Detached

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.