

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	21	22	+ 4.8%	456	384	- 15.8%
Pending Sales	25	25	0.0%	434	341	- 21.4%
Closed Sales	26	17	- 34.6%	446	341	- 23.5%
Days on Market Until Sale	5	9	+ 80.0%	6	8	+ 33.3%
Median Sales Price*	\$262,500	\$274,000	+ 4.4%	\$236,050	\$275,000	+ 16.5%
Average Sales Price*	\$256,385	\$293,000	+ 14.3%	\$240,264	\$282,069	+ 17.4%
Percent of List Price Received*	102.0%	100.4%	- 1.6%	102.1%	102.3%	+ 0.2%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	0.2	0.7	+ 250.0%	--	--	--

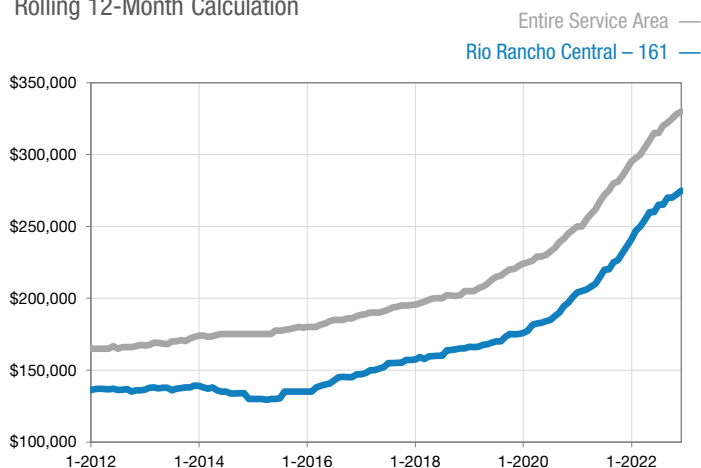
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	0.0%	3	4	+ 33.3%
Pending Sales	0	0	0.0%	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	11	4	- 63.6%
Days on Market Until Sale	12	39	+ 225.0%	11	25	+ 127.3%
Median Sales Price*	\$265,000	\$262,500	- 0.9%	\$209,340	\$270,000	+ 29.0%
Average Sales Price*	\$265,000	\$262,500	- 0.9%	\$207,063	\$266,250	+ 28.6%
Percent of List Price Received*	103.9%	98.3%	- 5.4%	101.4%	99.7%	- 1.7%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

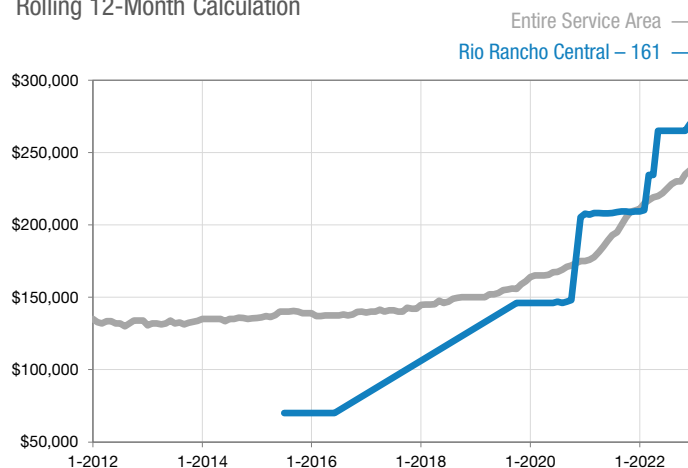
Median Sales Price - Single-Family Detached

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.