

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	22	13	- 40.9%	343	309	- 9.9%
Pending Sales	25	20	- 20.0%	314	249	- 20.7%
Closed Sales	16	10	- 37.5%	313	261	- 16.6%
Days on Market Until Sale	31	14	- 54.8%	14	17	+ 21.4%
Median Sales Price*	\$371,000	\$398,500	+ 7.4%	\$343,500	\$375,000	+ 9.2%
Average Sales Price*	\$374,113	\$395,290	+ 5.7%	\$352,608	\$411,515	+ 16.7%
Percent of List Price Received*	101.7%	97.3%	- 4.3%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

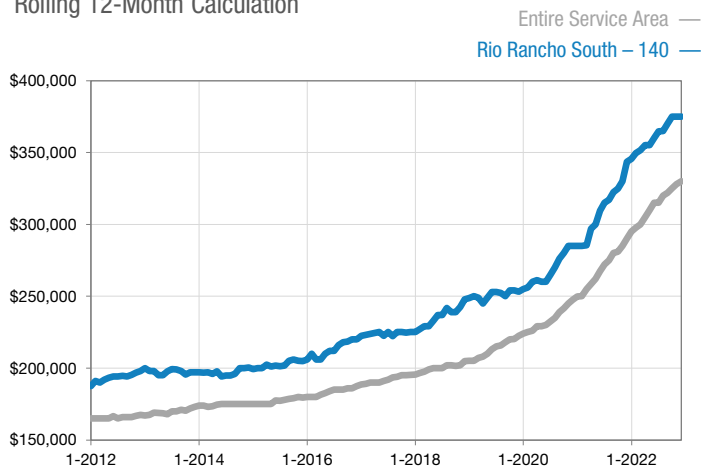
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	2	- 33.3%	29	33	+ 13.8%
Pending Sales	1	2	+ 100.0%	27	24	- 11.1%
Closed Sales	1	6	+ 500.0%	26	22	- 15.4%
Days on Market Until Sale	3	10	+ 233.3%	9	5	- 44.4%
Median Sales Price*	\$284,000	\$217,500	- 23.4%	\$217,500	\$263,750	+ 21.3%
Average Sales Price*	\$284,000	\$230,333	- 18.9%	\$205,015	\$250,816	+ 22.3%
Percent of List Price Received*	102.2%	102.5%	+ 0.3%	101.8%	101.6%	- 0.2%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--

* 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.

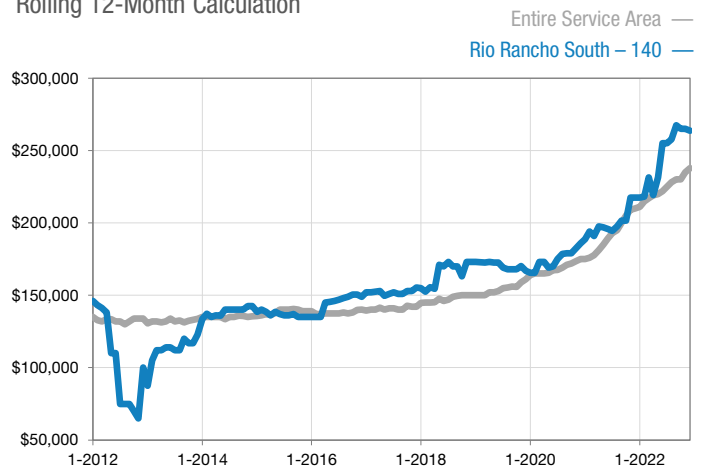
Median Sales Price - Single-Family Detached

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.