

# Local Market Update for February 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



## Rio Rancho North – 160

East of Unser Blvd NE, South of Northwest Loop / Hwy 550, West of Rio Rancho Blvd, North of Paseo del Volcan

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	58	41	- 29.3%	85	106	+ 24.7%
Pending Sales	37	44	+ 18.9%	73	82	+ 12.3%
Closed Sales	46	26	- 43.5%	94	51	- 45.7%
Days on Market Until Sale	21	51	+ 142.9%	30	45	+ 50.0%
Median Sales Price*	\$384,785	<b>\$402,595</b>	+ 4.6%	\$390,983	<b>\$403,333</b>	+ 3.2%
Average Sales Price*	\$398,463	<b>\$414,553</b>	+ 4.0%	\$397,841	<b>\$426,163</b>	+ 7.1%
Percent of List Price Received*	100.3%	<b>99.0%</b>	- 1.3%	99.9%	<b>99.7%</b>	- 0.2%
Inventory of Homes for Sale	56	80	+ 42.9%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

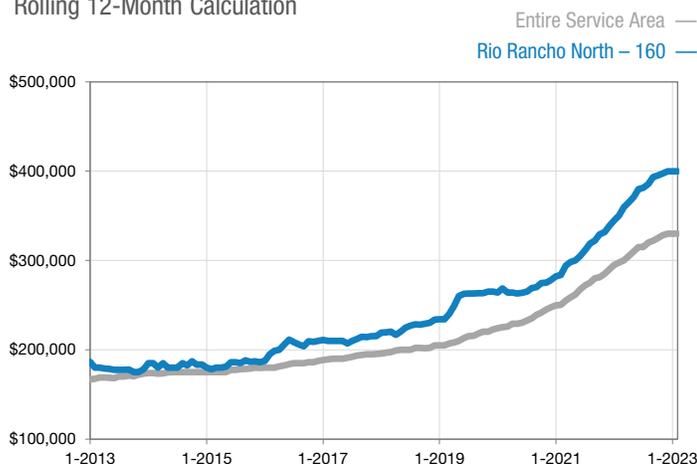
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

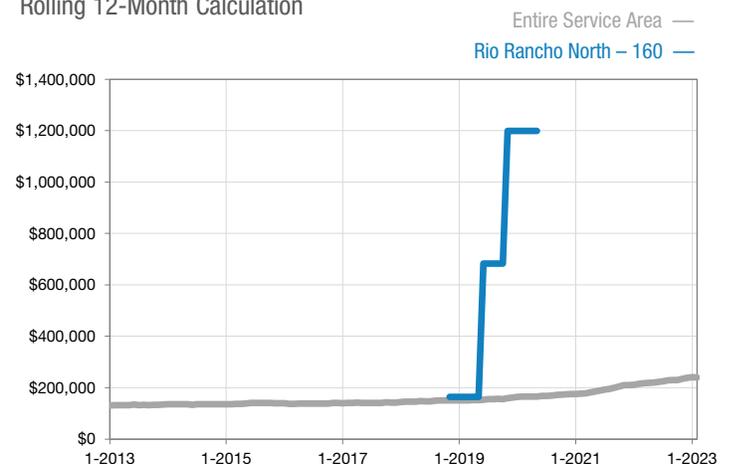
### Median Sales Price - Single-Family Detached

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.