

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	52	44	- 15.4%	184	202	+ 9.8%
Pending Sales	36	50	+ 38.9%	157	162	+ 3.2%
Closed Sales	42	35	- 16.7%	178	126	- 29.2%
Days on Market Until Sale	29	48	+ 65.5%	28	43	+ 53.6%
Median Sales Price*	\$395,000	\$399,390	+ 1.1%	\$399,995	\$399,190	- 0.2%
Average Sales Price*	\$407,034	\$425,271	+ 4.5%	\$404,436	\$420,770	+ 4.0%
Percent of List Price Received*	101.3%	99.5%	- 1.8%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	57	76	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

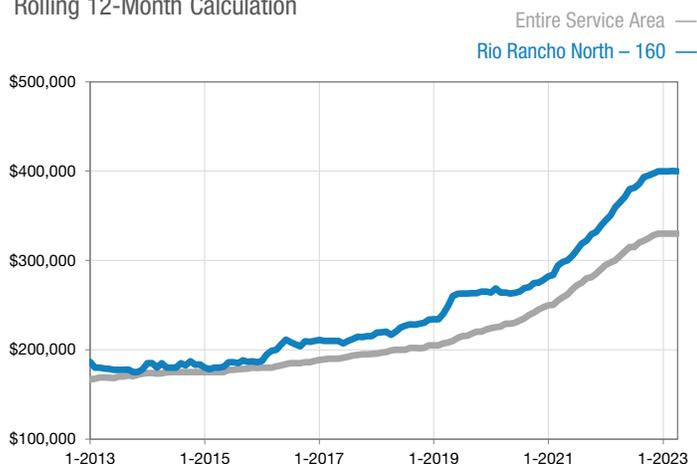
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
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.

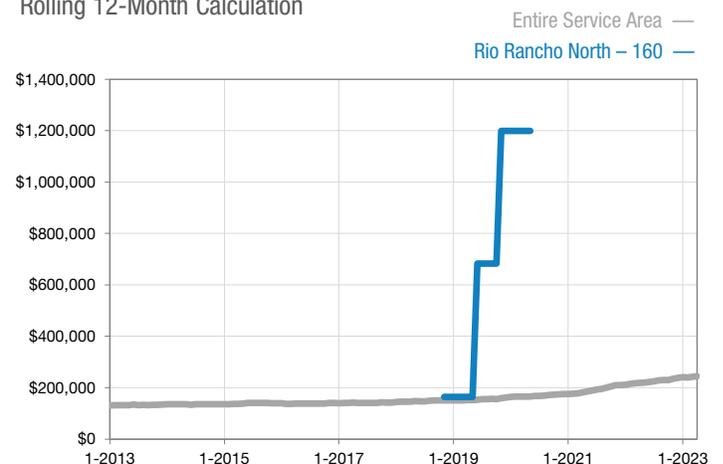
Median Sales Price - Single-Family Detached

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.