

Local Market Update for May 2023

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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	39	35	- 10.3%	169	116	- 31.4%
Pending Sales	38	28	- 26.3%	152	107	- 29.6%
Closed Sales	26	28	+ 7.7%	140	104	- 25.7%
Days on Market Until Sale	4	9	+ 125.0%	4	18	+ 350.0%
Median Sales Price*	\$276,000	\$283,900	+ 2.9%	\$276,500	\$276,250	- 0.1%
Average Sales Price*	\$301,146	\$283,686	- 5.8%	\$279,926	\$283,273	+ 1.2%
Percent of List Price Received*	105.1%	102.4%	- 2.6%	104.1%	100.5%	- 3.5%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

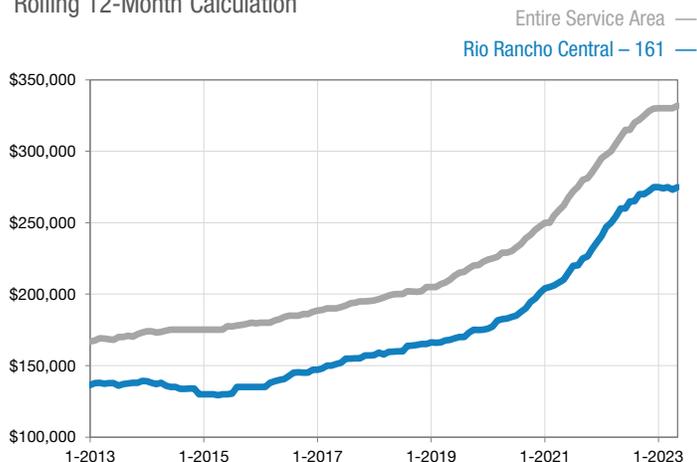
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	2	--	--	2	--	--
Median Sales Price*	\$265,000	--	--	\$265,000	--	--
Average Sales Price*	\$265,000	--	--	\$265,000	--	--
Percent of List Price Received*	104.0%	--	--	104.0%	--	--
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.

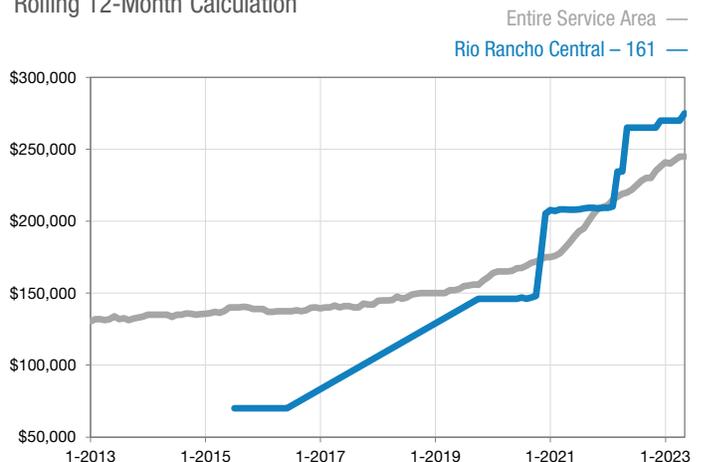
Median Sales Price - Single-Family Detached

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.