

Local Market Update for June 2023

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



Rio Rancho Mid – 150

East of Rainbow Blvd, South of Northern Blvd, West of Corrales, North of Southern Blvd

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	83	49	- 41.0%	363	261	- 28.1%
Pending Sales	60	48	- 20.0%	302	240	- 20.5%
Closed Sales	53	47	- 11.3%	280	224	- 20.0%
Days on Market Until Sale	4	13	+ 225.0%	9	25	+ 177.8%
Median Sales Price*	\$325,000	\$320,000	- 1.5%	\$300,000	\$320,000	+ 6.7%
Average Sales Price*	\$350,953	\$383,231	+ 9.2%	\$334,203	\$369,567	+ 10.6%
Percent of List Price Received*	102.5%	101.2%	- 1.3%	103.0%	100.1%	- 2.8%
Inventory of Homes for Sale	61	34	- 44.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

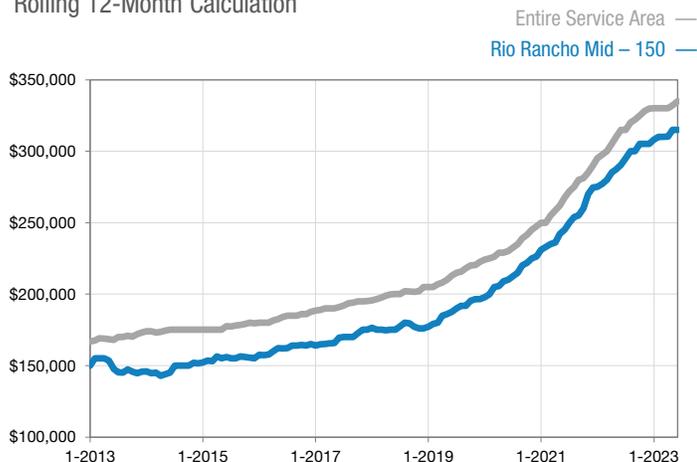
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	3	8	+ 166.7%	29	23	- 20.7%
Pending Sales	3	5	+ 66.7%	31	22	- 29.0%
Closed Sales	6	3	- 50.0%	28	18	- 35.7%
Days on Market Until Sale	7	9	+ 28.6%	11	16	+ 45.5%
Median Sales Price*	\$261,250	\$210,000	- 19.6%	\$177,500	\$225,000	+ 26.8%
Average Sales Price*	\$227,083	\$212,667	- 6.3%	\$204,895	\$215,394	+ 5.1%
Percent of List Price Received*	106.3%	107.4%	+ 1.0%	102.2%	102.0%	- 0.2%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.2	1.1	+ 450.0%	--	--	--

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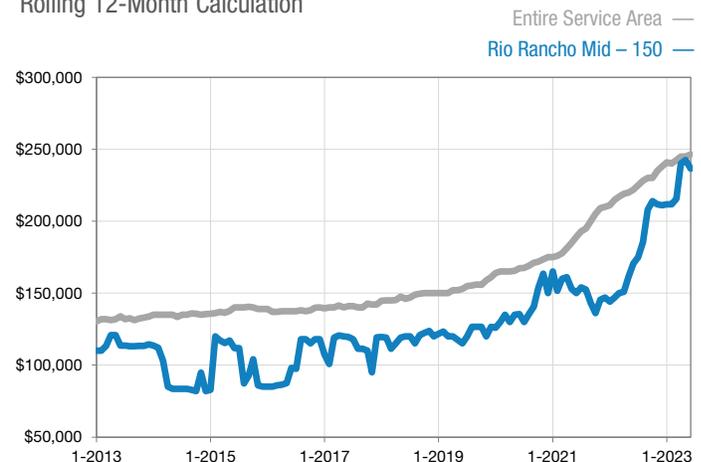
Median Sales Price - Single-Family Detached

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.