

Local Market Update for July 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	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	47	20	- 57.4%	261	165	- 36.8%
Pending Sales	43	23	- 46.5%	230	157	- 31.7%
Closed Sales	38	22	- 42.1%	219	156	- 28.8%
Days on Market Until Sale	9	13	+ 44.4%	5	16	+ 220.0%
Median Sales Price*	\$278,000	\$292,000	+ 5.0%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$289,055	\$292,095	+ 1.1%	\$281,426	\$288,486	+ 2.5%
Percent of List Price Received*	102.7%	100.5%	- 2.1%	103.6%	100.7%	- 2.8%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

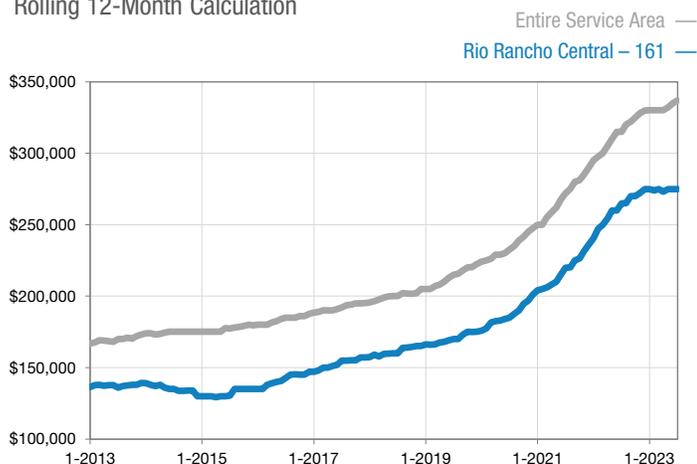
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	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	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	2	--	--
Median Sales Price*	--	--	--	\$265,000	--	--
Average Sales Price*	--	--	--	\$265,000	--	--
Percent of List Price Received*	--	--	--	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.

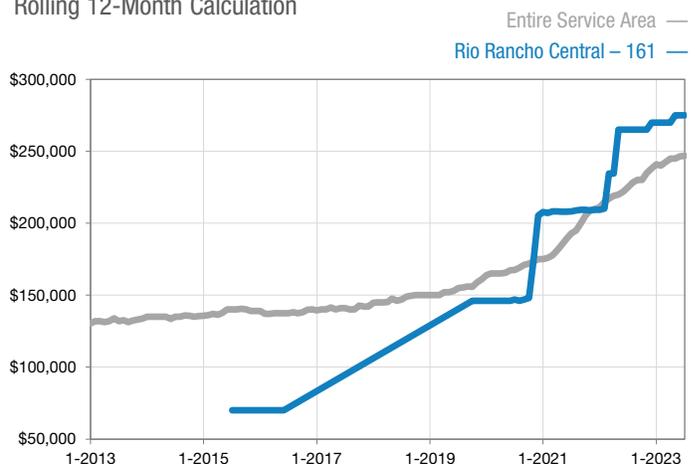
Median Sales Price - Single-Family Detached

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.