

Local Market Update for August 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 | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 8-2022 | Thru 8-2023 | Percent Change |
| New Listings | 29 | 36 | + 24.1% | 290 | 201 | - 30.7% |
| Pending Sales | 30 | 24 | - 20.0% | 260 | 177 | - 31.9% |
| Closed Sales | 36 | 24 | - 33.3% | 255 | 180 | - 29.4% |
| Days on Market Until Sale | 10 | 9 | - 10.0% | 6 | 15 | + 150.0% |
| Median Sales Price* | \$258,500 | \$308,000 | + 19.1% | \$274,000 | \$285,500 | + 4.2% |
| Average Sales Price* | \$280,199 | \$298,875 | + 6.7% | \$281,253 | \$289,871 | + 3.1% |
| Percent of List Price Received* | 99.8% | 101.3% | + 1.5% | 103.1% | 100.8% | - 2.2% |
| Inventory of Homes for Sale | 25 | 33 | + 32.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.6 | + 100.0% | -- | -- | -- |

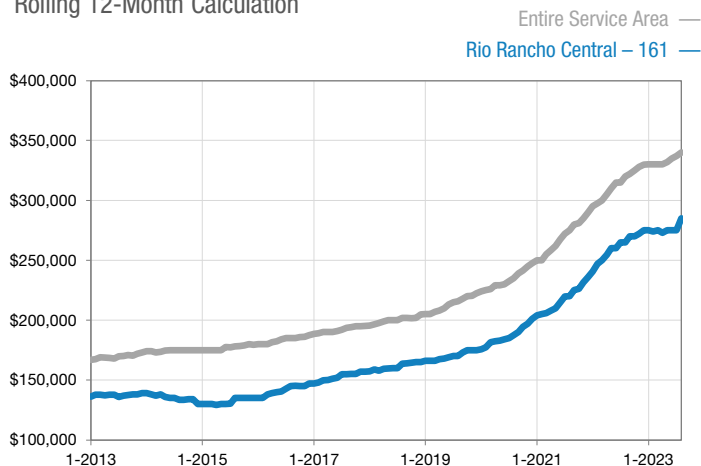
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 8-2022 | Thru 8-2023 | Percent Change |
| New Listings | 1 | 0 | - 100.0% | 2 | 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 | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | -- | -- | -- | -- | -- |

* 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.

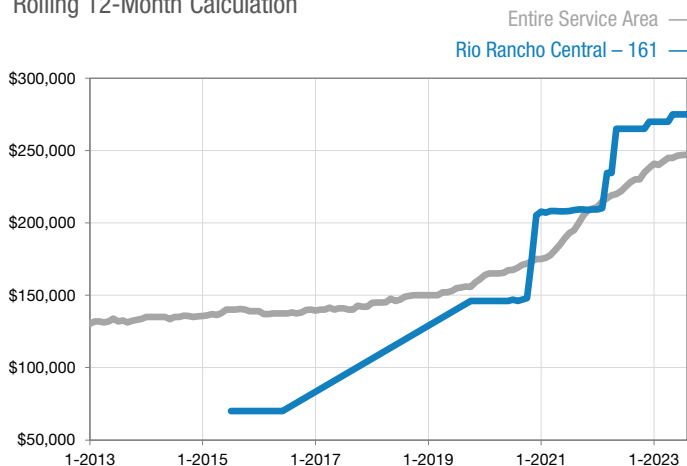
Median Sales Price - Single-Family Detached

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.