

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	29	23	- 20.7%	319	225	- 29.5%
Pending Sales	20	28	+ 40.0%	280	204	- 27.1%
Closed Sales	26	16	- 38.5%	281	196	- 30.2%
Days on Market Until Sale	10	8	- 20.0%	6	14	+ 133.3%
Median Sales Price*	\$269,000	\$318,000	+ 18.2%	\$272,500	\$288,000	+ 5.7%
Average Sales Price*	\$266,692	\$302,931	+ 13.6%	\$279,905	\$290,937	+ 3.9%
Percent of List Price Received*	99.8%	100.8%	+ 1.0%	102.8%	100.8%	- 1.9%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

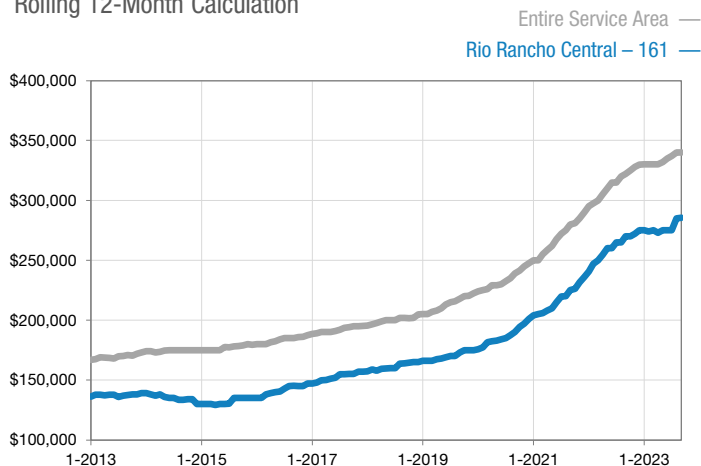
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	1	0	- 100.0%	3	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	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

* 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.

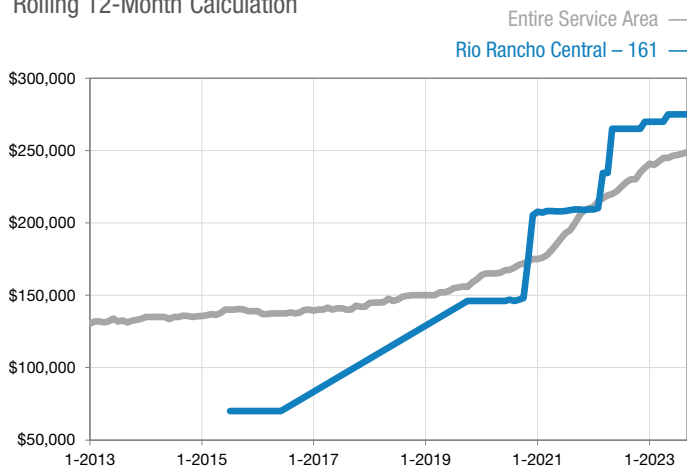
Median Sales Price - Single-Family Detached

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.