

Local Market Update for June 2024

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



Rio Rancho South – 140

East of Rainbow Blvd, South of Southern Blvd, West of Corrales, North of Bernalillo County Line

Single-Family Detached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	34	23	- 32.4%	146	139	- 4.8%
Pending Sales	22	20	- 9.1%	118	121	+ 2.5%
Closed Sales	20	13	- 35.0%	104	107	+ 2.9%
Days on Market Until Sale	21	51	+ 142.9%	42	44	+ 4.8%
Median Sales Price*	\$413,745	\$460,000	+ 11.2%	\$415,000	\$415,000	0.0%
Average Sales Price*	\$446,184	\$475,772	+ 6.6%	\$453,425	\$461,493	+ 1.8%
Percent of List Price Received*	100.2%	99.2%	- 1.0%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	38	31	- 18.4%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

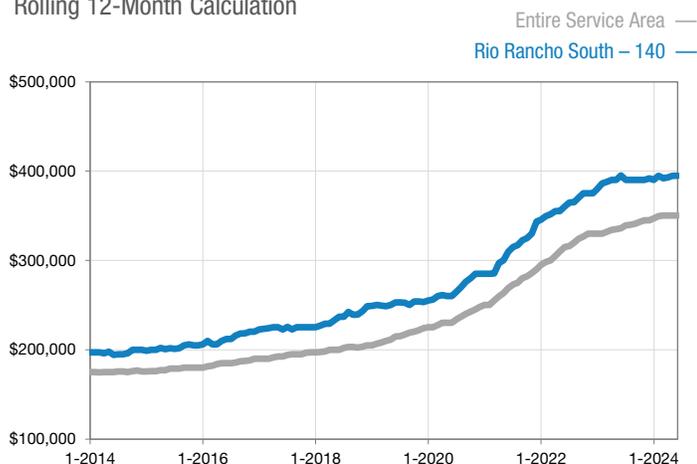
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	3	3	0.0%	19	13	- 31.6%
Pending Sales	5	3	- 40.0%	17	11	- 35.3%
Closed Sales	3	0	- 100.0%	15	8	- 46.7%
Days on Market Until Sale	2	--	--	12	38	+ 216.7%
Median Sales Price*	\$267,999	--	--	\$297,000	\$306,950	+ 3.4%
Average Sales Price*	\$241,000	--	--	\$274,047	\$292,050	+ 6.6%
Percent of List Price Received*	101.2%	--	--	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	--	1.8	--	--	--	--

* 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.

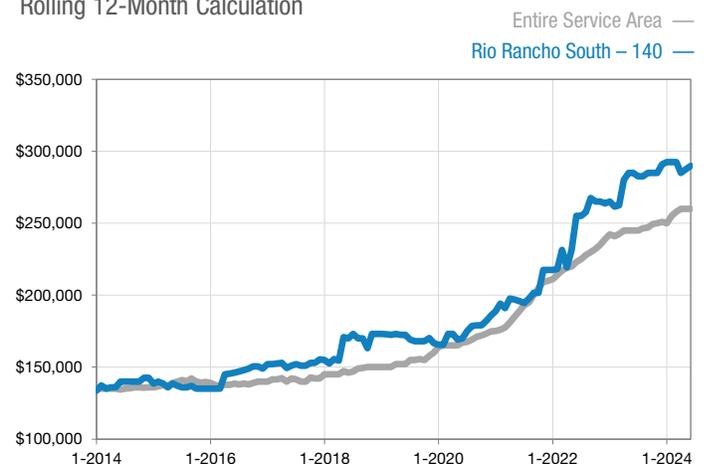
Median Sales Price - Single-Family Detached

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.