

Local Market Update for July 2024

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		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	20	37	+ 85.0%	165	237	+ 43.6%
Pending Sales	20	29	+ 45.0%	153	184	+ 20.3%
Closed Sales	22	26	+ 18.2%	156	172	+ 10.3%
Days on Market Until Sale	13	24	+ 84.6%	16	16	0.0%
Median Sales Price*	\$292,000	\$347,000	+ 18.8%	\$285,000	\$310,000	+ 8.8%
Average Sales Price*	\$292,095	\$337,844	+ 15.7%	\$288,435	\$318,131	+ 10.3%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	100.7%	100.1%	- 0.6%
Inventory of Homes for Sale	22	43	+ 95.5%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

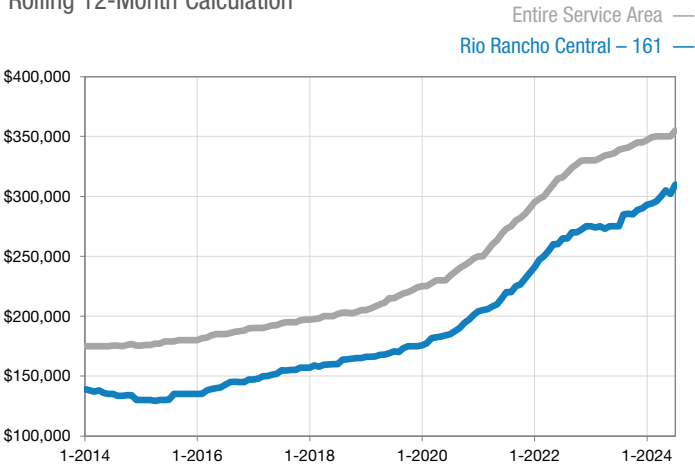
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	0	3	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	3	--	--	--	--
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.

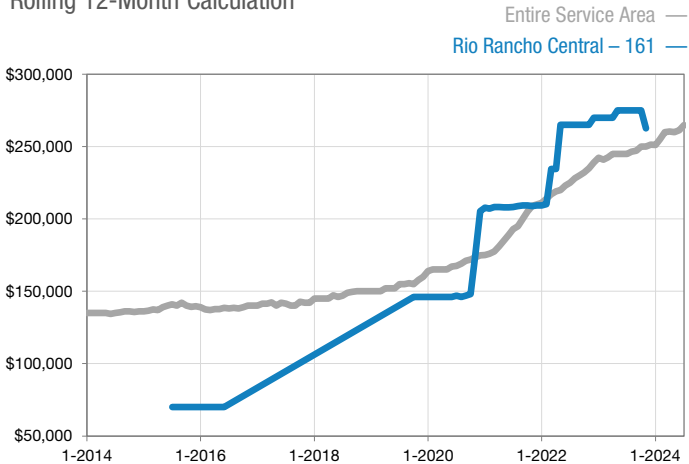
Median Sales Price - Single-Family Detached

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.