

# Local Market Update for August 2020

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		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	47	41	- 12.8%	340	336	- 1.2%
Pending Sales	31	43	+ 38.7%	305	319	+ 4.6%
Closed Sales	47	39	- 17.0%	301	280	- 7.0%
Days on Market Until Sale	13	5	- 61.5%	21	14	- 33.3%
Median Sales Price*	\$175,900	\$215,000	+ 22.2%	\$173,500	\$193,000	+ 11.2%
Average Sales Price*	\$184,072	\$212,708	+ 15.6%	\$176,665	\$194,112	+ 9.9%
Percent of List Price Received*	100.1%	101.9%	+ 1.8%	99.4%	100.5%	+ 1.1%
Inventory of Homes for Sale	51	11	- 78.4%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--

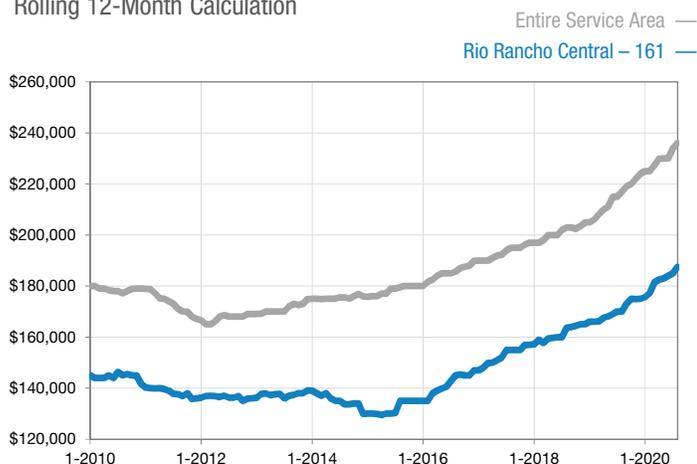
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	1	8	+ 700.0%
Pending Sales	0	0	0.0%	0	4	--
Closed Sales	0	1	--	0	2	--
Days on Market Until Sale	--	2	--	--	2	--
Median Sales Price*	--	\$122,000	--	--	\$135,000	--
Average Sales Price*	--	\$122,000	--	--	\$135,000	--
Percent of List Price Received*	--	101.7%	--	--	100.2%	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
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.

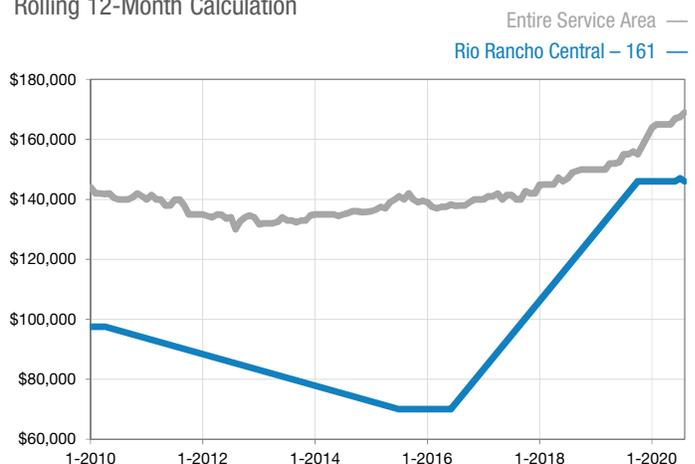
### Median Sales Price - Single-Family Detached

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.