

Local Market Update for August 2020

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



Rio Rancho Mid – 150

East of Rainbow Blvd, South of Northern Blvd, West of Corrales, North of Southern Blvd

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	87	63	- 27.6%	642	505	- 21.3%
Pending Sales	58	62	+ 6.9%	537	490	- 8.8%
Closed Sales	78	50	- 35.9%	513	466	- 9.2%
Days on Market Until Sale	24	15	- 37.5%	30	23	- 23.3%
Median Sales Price*	\$194,500	\$222,500	+ 14.4%	\$197,800	\$222,750	+ 12.6%
Average Sales Price*	\$226,893	\$254,604	+ 12.2%	\$224,826	\$244,065	+ 8.6%
Percent of List Price Received*	99.0%	100.2%	+ 1.2%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	120	35	- 70.8%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

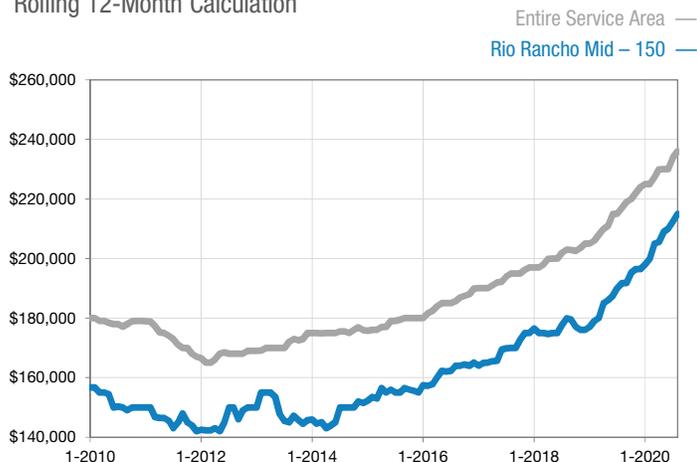
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	7	10	+ 42.9%	59	55	- 6.8%
Pending Sales	9	9	0.0%	48	53	+ 10.4%
Closed Sales	10	6	- 40.0%	47	44	- 6.4%
Days on Market Until Sale	34	13	- 61.8%	44	32	- 27.3%
Median Sales Price*	\$127,500	\$157,500	+ 23.5%	\$120,000	\$142,750	+ 19.0%
Average Sales Price*	\$147,650	\$153,250	+ 3.8%	\$131,579	\$145,465	+ 10.6%
Percent of List Price Received*	98.0%	99.5%	+ 1.5%	97.7%	96.8%	- 0.9%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

* 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.

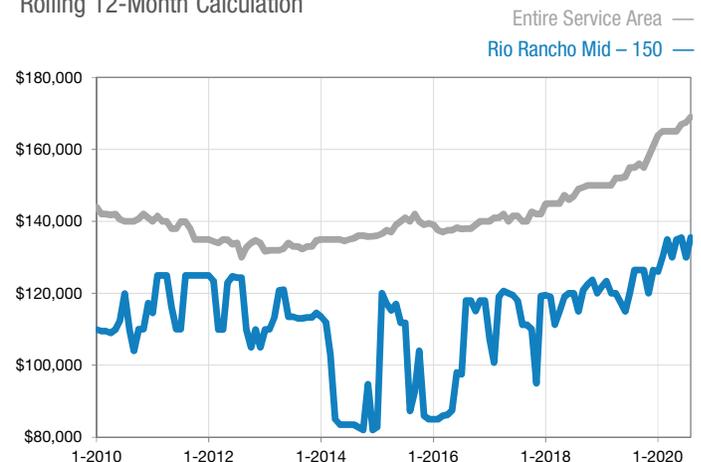
Median Sales Price - Single-Family Detached

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.