

Local Market Update for August 2020

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



Rio Rancho North – 160

East of Unser Blvd NE, South of Northwest Loop / Hwy 550, West of Rio Rancho Blvd, North of Paseo del Volcan

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	61	70	+ 14.8%	400	461	+ 15.3%
Pending Sales	36	57	+ 58.3%	307	366	+ 19.2%
Closed Sales	47	53	+ 12.8%	279	307	+ 10.0%
Days on Market Until Sale	51	29	- 43.1%	48	43	- 10.4%
Median Sales Price*	\$253,360	\$280,000	+ 10.5%	\$268,000	\$270,107	+ 0.8%
Average Sales Price*	\$261,946	\$295,904	+ 13.0%	\$275,023	\$285,279	+ 3.7%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	94	72	- 23.4%	--	--	--
Months Supply of Inventory	3.0	1.8	- 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	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	0	2	--
Median Sales Price*	--	--	--	\$1,200,000	\$180,000	- 85.0%
Average Sales Price*	--	--	--	\$1,200,000	\$180,000	- 85.0%
Percent of List Price Received*	--	--	--	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
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.

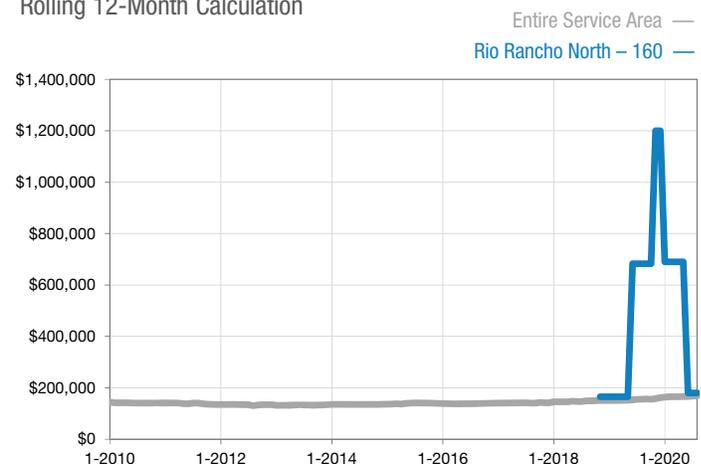
Median Sales Price - Single-Family Detached

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.