

Local Market Update for September 2020

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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	32	37	+ 15.6%	295	290	- 1.7%
Pending Sales	36	29	- 19.4%	235	252	+ 7.2%
Closed Sales	22	31	+ 40.9%	205	224	+ 9.3%
Days on Market Until Sale	33	14	- 57.6%	33	22	- 33.3%
Median Sales Price*	\$242,500	\$285,500	+ 17.7%	\$252,500	\$284,950	+ 12.9%
Average Sales Price*	\$250,504	\$329,861	+ 31.7%	\$273,305	\$307,532	+ 12.5%
Percent of List Price Received*	98.8%	99.8%	+ 1.0%	98.9%	99.3%	+ 0.4%
Inventory of Homes for Sale	47	29	- 38.3%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--

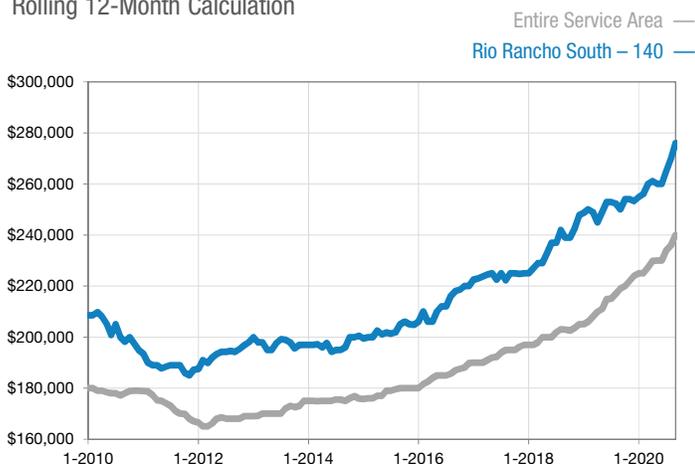
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	27	29	+ 7.4%
Pending Sales	1	6	+ 500.0%	24	30	+ 25.0%
Closed Sales	2	4	+ 100.0%	25	24	- 4.0%
Days on Market Until Sale	17	17	0.0%	19	18	- 5.3%
Median Sales Price*	\$154,250	\$191,750	+ 24.3%	\$165,500	\$179,000	+ 8.2%
Average Sales Price*	\$154,250	\$168,975	+ 9.5%	\$158,120	\$164,077	+ 3.8%
Percent of List Price Received*	99.6%	99.6%	0.0%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	--	--	--	--	--

* 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.

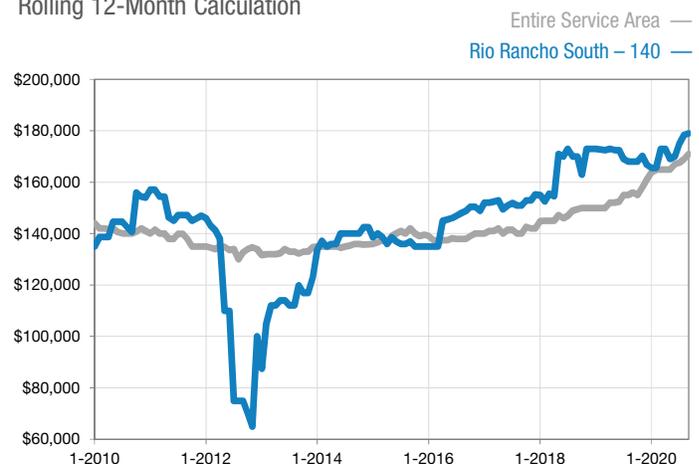
Median Sales Price - Single-Family Detached

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.