

Local Market Update for September 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	74	72	- 2.7%	716	579	- 19.1%
Pending Sales	55	63	+ 14.5%	592	547	- 7.6%
Closed Sales	61	54	- 11.5%	574	520	- 9.4%
Days on Market Until Sale	23	10	- 56.5%	29	22	- 24.1%
Median Sales Price*	\$189,000	\$247,500	+ 31.0%	\$195,250	\$225,000	+ 15.2%
Average Sales Price*	\$221,744	\$266,680	+ 20.3%	\$224,499	\$246,375	+ 9.7%
Percent of List Price Received*	99.0%	99.9%	+ 0.9%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	123	42	- 65.9%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

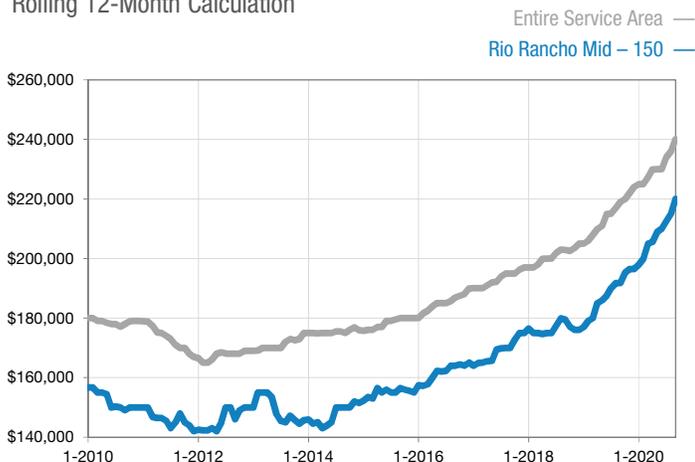
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	10	4	- 60.0%	69	59	- 14.5%
Pending Sales	10	7	- 30.0%	58	59	+ 1.7%
Closed Sales	9	10	+ 11.1%	56	54	- 3.6%
Days on Market Until Sale	24	8	- 66.7%	41	27	- 34.1%
Median Sales Price*	\$130,000	\$157,378	+ 21.1%	\$126,500	\$149,000	+ 17.8%
Average Sales Price*	\$151,222	\$163,016	+ 7.8%	\$134,736	\$148,715	+ 10.4%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	98.0%	97.3%	- 0.7%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--

* 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.

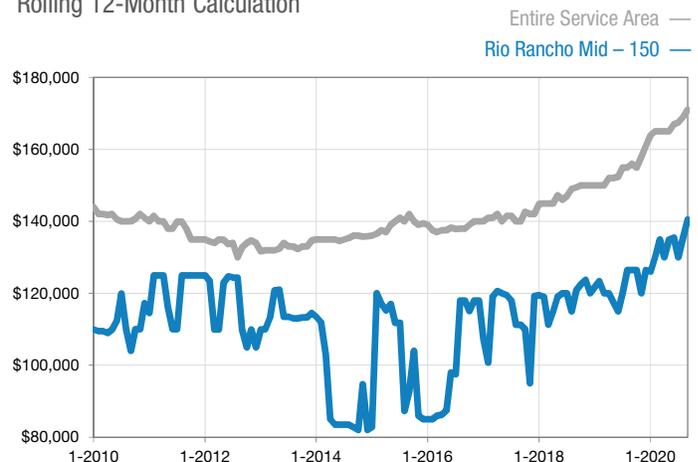
Median Sales Price - Single-Family Detached

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.