

Local Market Update for October 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	31	54	+ 74.2%	401	434	+ 8.2%
Pending Sales	36	55	+ 52.8%	373	402	+ 7.8%
Closed Sales	32	39	+ 21.9%	370	359	- 3.0%
Days on Market Until Sale	23	6	- 73.9%	21	12	- 42.9%
Median Sales Price*	\$176,000	\$215,000	+ 22.2%	\$175,000	\$196,000	+ 12.0%
Average Sales Price*	\$171,647	\$222,551	+ 29.7%	\$177,237	\$199,550	+ 12.6%
Percent of List Price Received*	99.6%	101.7%	+ 2.1%	99.5%	100.7%	+ 1.2%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

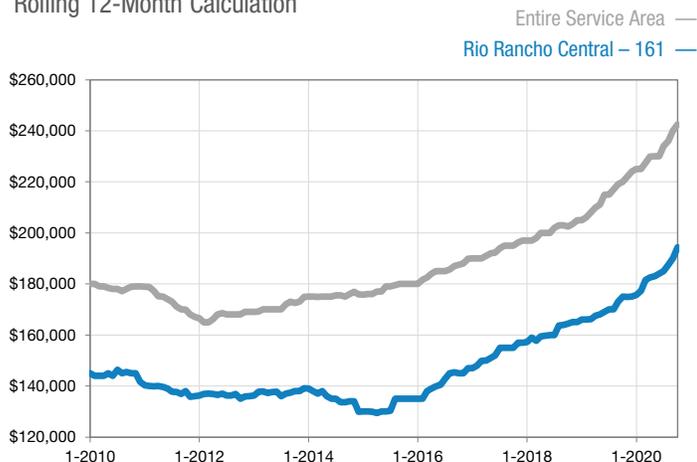
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	0	1	--	1	20	+ 1900.0%
Pending Sales	0	1	--	1	14	+ 1300.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Days on Market Until Sale	51	--	--	51	12	- 76.5%
Median Sales Price*	\$146,000	--	--	\$146,000	\$148,000	+ 1.4%
Average Sales Price*	\$146,000	--	--	\$146,000	\$157,780	+ 8.1%
Percent of List Price Received*	97.3%	--	--	97.3%	100.1%	+ 2.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

* 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.

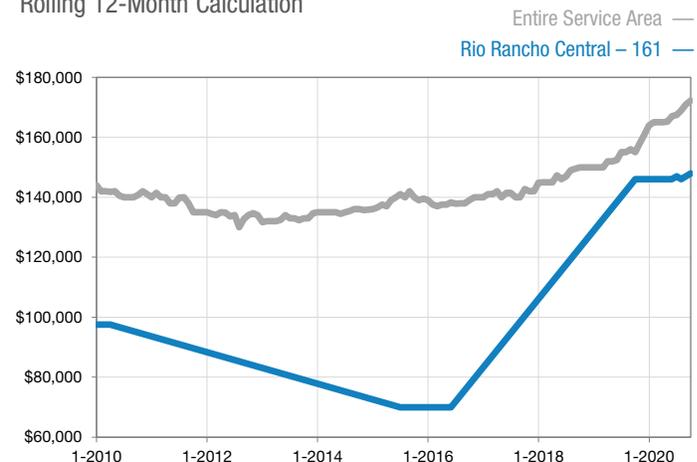
Median Sales Price - Single-Family Detached

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.