

# Local Market Update for October 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	78	<b>64</b>	- 17.9%	794	<b>645</b>	- 18.8%
Pending Sales	68	<b>69</b>	+ 1.5%	660	<b>607</b>	- 8.0%
Closed Sales	60	<b>57</b>	- 5.0%	634	<b>577</b>	- 9.0%
Days on Market Until Sale	23	<b>12</b>	- 47.8%	28	<b>21</b>	- 25.0%
Median Sales Price*	\$206,500	<b>\$236,000</b>	+ 14.3%	\$197,650	<b>\$226,000</b>	+ 14.3%
Average Sales Price*	\$238,430	<b>\$254,365</b>	+ 6.7%	\$225,817	<b>\$247,207</b>	+ 9.5%
Percent of List Price Received*	98.7%	<b>100.7%</b>	+ 2.0%	98.8%	<b>99.7%</b>	+ 0.9%
Inventory of Homes for Sale	111	<b>44</b>	- 60.4%	--	--	--
Months Supply of Inventory	1.8	<b>0.7</b>	- 61.1%	--	--	--

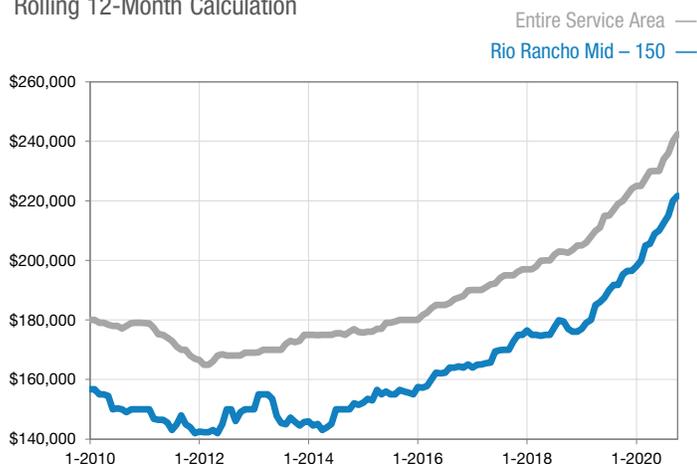
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	10	<b>8</b>	- 20.0%	79	<b>66</b>	- 16.5%
Pending Sales	8	<b>4</b>	- 50.0%	66	<b>61</b>	- 7.6%
Closed Sales	7	<b>5</b>	- 28.6%	63	<b>59</b>	- 6.3%
Days on Market Until Sale	61	<b>5</b>	- 91.8%	43	<b>25</b>	- 41.9%
Median Sales Price*	\$139,000	<b>\$193,000</b>	+ 38.8%	\$127,000	<b>\$162,000</b>	+ 27.6%
Average Sales Price*	\$128,929	<b>\$204,000</b>	+ 58.2%	\$134,090	<b>\$153,401</b>	+ 14.4%
Percent of List Price Received*	98.0%	<b>97.8%</b>	- 0.2%	98.0%	<b>97.3%</b>	- 0.7%
Inventory of Homes for Sale	14	<b>6</b>	- 57.1%	--	--	--
Months Supply of Inventory	2.0	<b>1.0</b>	- 50.0%	--	--	--

\* 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.

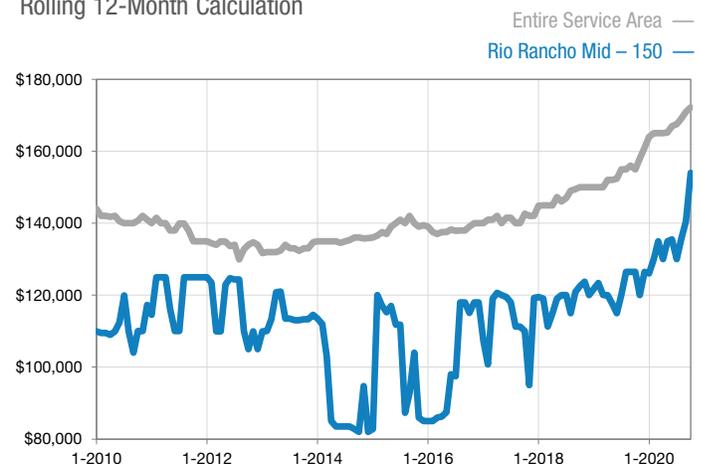
### Median Sales Price - Single-Family Detached

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.