Local Market Update for September 2020

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

gaar

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

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	49	44	- 10.2%	449	506	+ 12.7%
Pending Sales	34	52	+ 52.9%	341	411	+ 20.5%
Closed Sales	38	55	+ 44.7%	317	362	+ 14.2%
Days on Market Until Sale	56	30	- 46.4%	49	41	- 16.3%
Median Sales Price*	$260,428	$278,340	+ 6.9%	$265,000	$271,625	+ 2.5%
Average Sales Price*	$278,123	$302,186	+ 8.7%	$275,395	$287,847	+ 4.5%
Percent of List Price Received*	98.7%	100.1%	+ 1.4%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	97	66	- 32.0%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.8%	--	--	--

* 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

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
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

Entire Service Area —
Rio Rancho North – 160 —
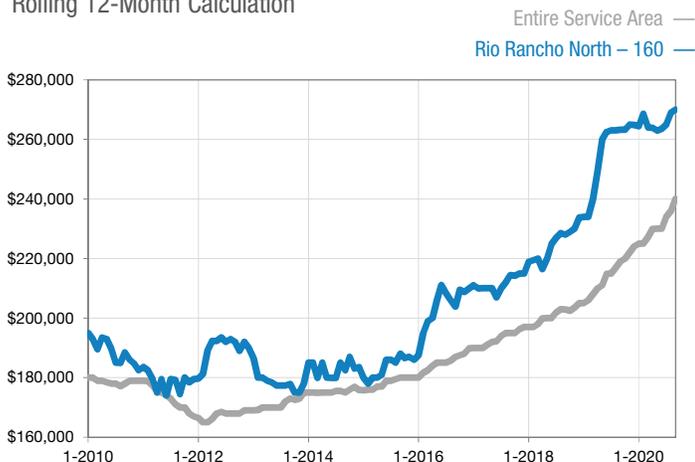
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Rio Rancho North – 160 —
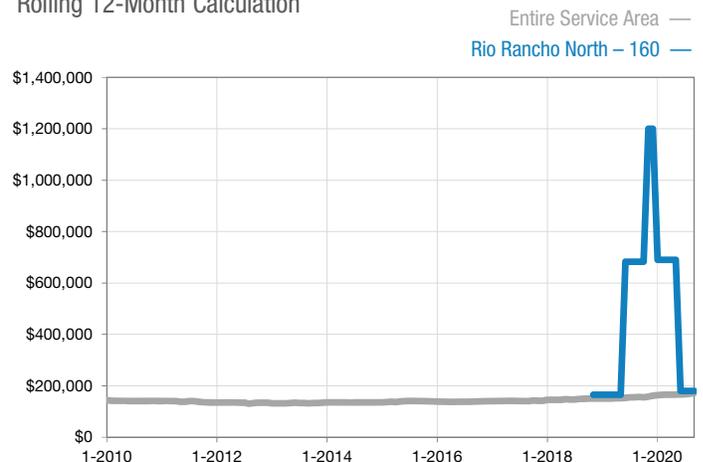
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.