Local Market Update for October 2020

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

gaar

Rio Rancho Mid-North – 151

East of Unser Blvd NE, South of Paseo del Volcan, West of Rio Grande River / Corrales, North of Northern Blvd

Single-Family Detached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	25	53	+ 112.0%	356	422	+ 18.5%
Pending Sales	38	48	+ 26.3%	275	364	+ 32.4%
Closed Sales	22	39	+ 77.3%	242	290	+ 19.8%
Days on Market Until Sale	36	28	- 22.2%	38	37	- 2.6%
Median Sales Price*	$234,700	$253,900	+ 8.2%	$251,973	$249,900	- 0.8%
Average Sales Price*	$258,623	$292,445	+ 13.1%	$281,235	$277,890	- 1.2%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	98.6%	99.1%	+ 0.5%
Inventory of Homes for Sale	71	56	- 21.1%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--

* 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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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 Mid-North – 151 —
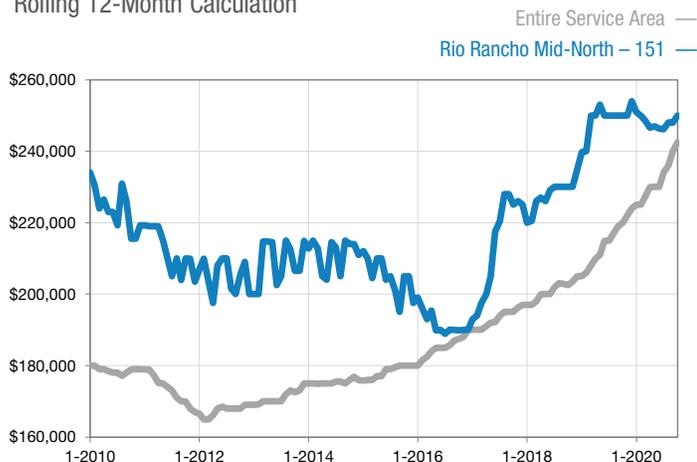
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

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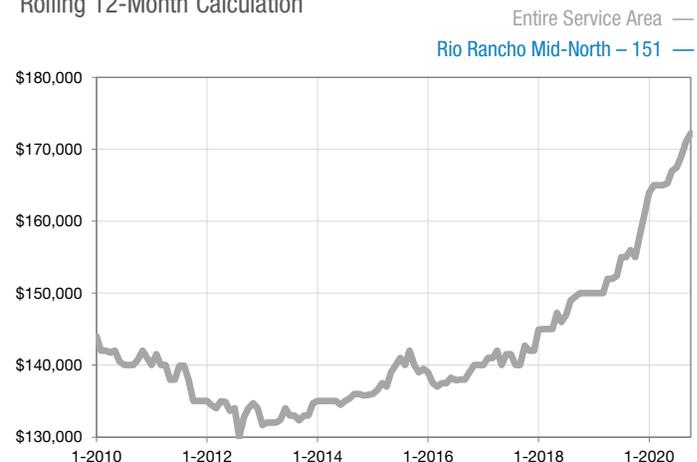
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.