Local Market Update for October 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	43	39	- 9.3%	492	547	+ 11.2%
Pending Sales	34	43	+ 26.5%	375	449	+ 19.7%
Closed Sales	32	43	+ 34.4%	349	409	+ 17.2%
Days on Market Until Sale	34	22	- 35.3%	48	39	- 18.8%
Median Sales Price*	$251,805	$285,500	+ 13.4%	$265,000	$275,000	+ 3.8%
Average Sales Price*	$269,206	$311,839	+ 15.8%	$274,827	$291,259	+ 6.0%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.9%	99.7%	+ 0.8%
Inventory of Homes for Sale	93	64	- 31.2%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--

* 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%	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 —
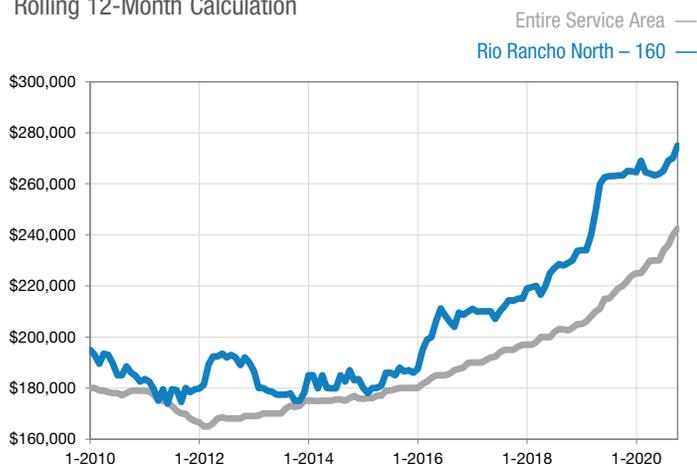
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

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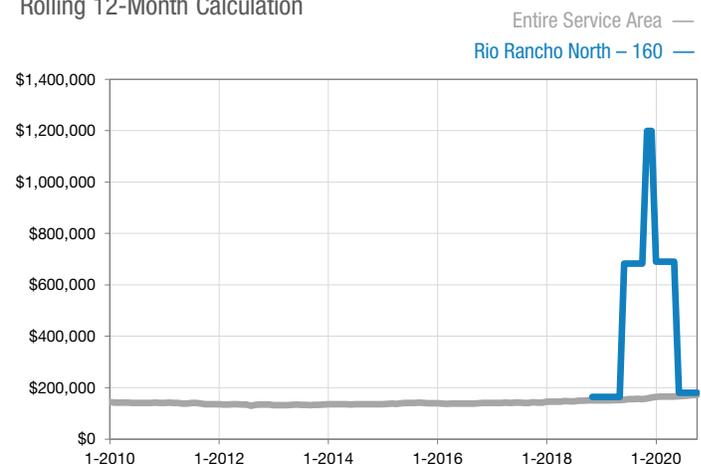
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.