

Local Market Update for November 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	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	31	28	- 9.7%	432	462	+ 6.9%
Pending Sales	22	41	+ 86.4%	395	438	+ 10.9%
Closed Sales	30	50	+ 66.7%	400	409	+ 2.3%
Days on Market Until Sale	19	12	- 36.8%	21	12	- 42.9%
Median Sales Price*	\$177,750	\$208,750	+ 17.4%	\$175,000	\$200,000	+ 14.3%
Average Sales Price*	\$178,470	\$214,865	+ 20.4%	\$177,330	\$201,422	+ 13.6%
Percent of List Price Received*	99.3%	101.7%	+ 2.4%	99.5%	100.8%	+ 1.3%
Inventory of Homes for Sale	34	12	- 64.7%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

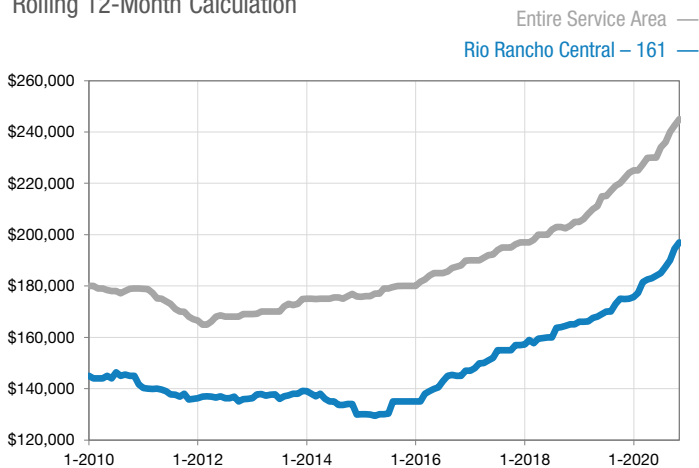
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	20	+ 1900.0%
Pending Sales	0	0	0.0%	1	14	+ 1300.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Days on Market Until Sale	--	0	--	51	9	- 82.4%
Median Sales Price*	--	\$212,000	--	\$146,000	\$175,670	+ 20.3%
Average Sales Price*	--	\$212,000	--	\$146,000	\$171,335	+ 17.4%
Percent of List Price Received*	--	99.1%	--	97.3%	99.9%	+ 2.7%
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.

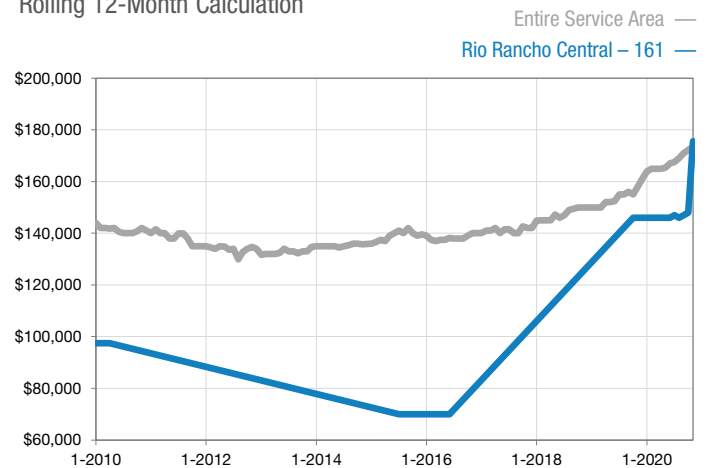
Median Sales Price - Single-Family Detached

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.