

Local Market Update for November 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	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	48	60	+ 25.0%	842	705	- 16.3%
Pending Sales	56	57	+ 1.8%	716	662	- 7.5%
Closed Sales	56	64	+ 14.3%	690	641	- 7.1%
Days on Market Until Sale	24	12	- 50.0%	28	20	- 28.6%
Median Sales Price*	\$191,500	\$229,000	+ 19.6%	\$196,500	\$226,000	+ 15.0%
Average Sales Price*	\$225,285	\$244,626	+ 8.6%	\$225,774	\$246,949	+ 9.4%
Percent of List Price Received*	98.8%	99.9%	+ 1.1%	98.8%	99.7%	+ 0.9%
Inventory of Homes for Sale	93	40	- 57.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

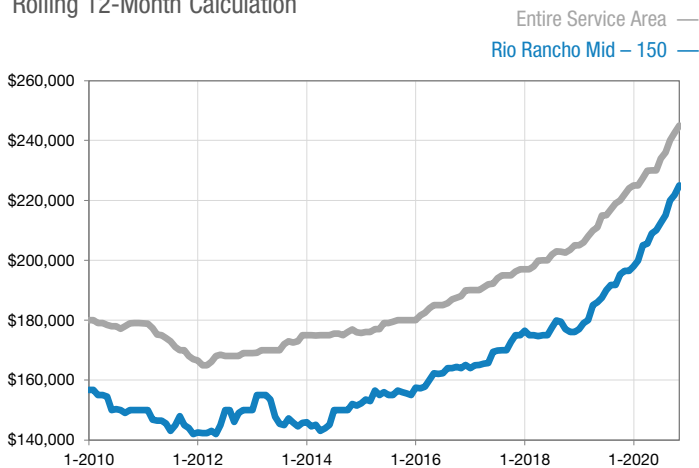
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	8	3	- 62.5%	87	69	- 20.7%
Pending Sales	5	4	- 20.0%	71	65	- 8.5%
Closed Sales	8	5	- 37.5%	71	64	- 9.9%
Days on Market Until Sale	43	4	- 90.7%	43	24	- 44.2%
Median Sales Price*	\$88,500	\$120,000	+ 35.6%	\$120,000	\$151,500	+ 26.3%
Average Sales Price*	\$105,938	\$140,400	+ 32.5%	\$130,918	\$152,385	+ 16.4%
Percent of List Price Received*	97.8%	93.4%	- 4.5%	98.0%	97.0%	- 1.0%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

* 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.

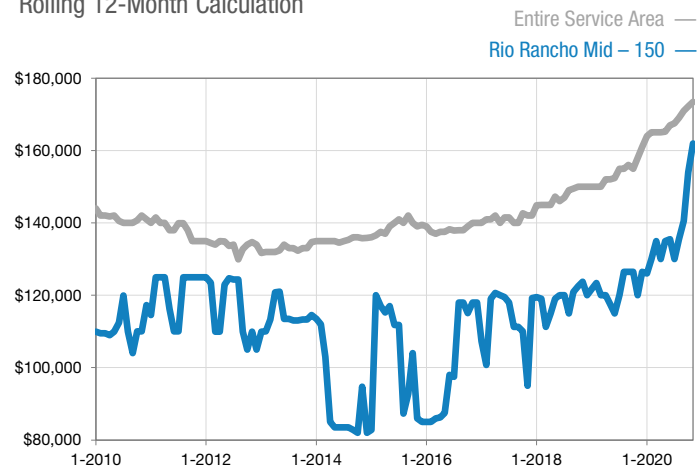
Median Sales Price - Single-Family Detached

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.