Local Market Update for November 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

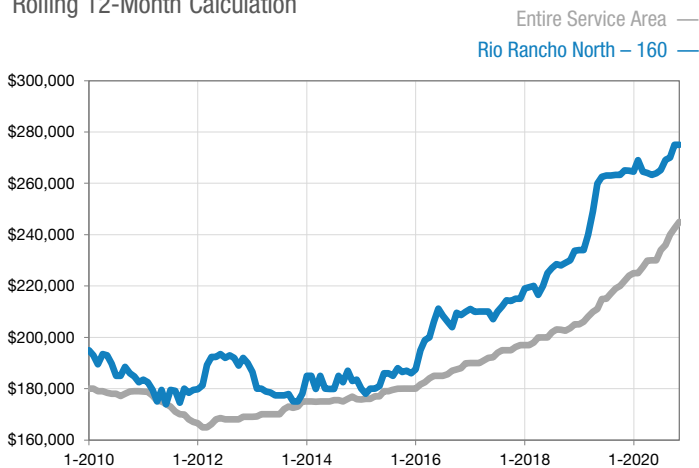| Key Metrics	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
New Listings	42	51	+ 21.4%	534	598	+ 12.0%
Pending Sales	28	47	+ 67.9%	403	495	+ 22.8%
Closed Sales	29	45	+ 55.2%	378	454	+ 20.1%
Days on Market Until Sale	36	35	- 2.8%	47	38	- 19.1%
Median Sales Price*	$269,735	$280,205	+ 3.9%	$265,000	$275,433	+ 3.9%
Average Sales Price*	$292,989	$297,440	+ 1.5%	$276,221	$291,872	+ 5.7%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	101	59	- 41.6%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--

* 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	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	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.
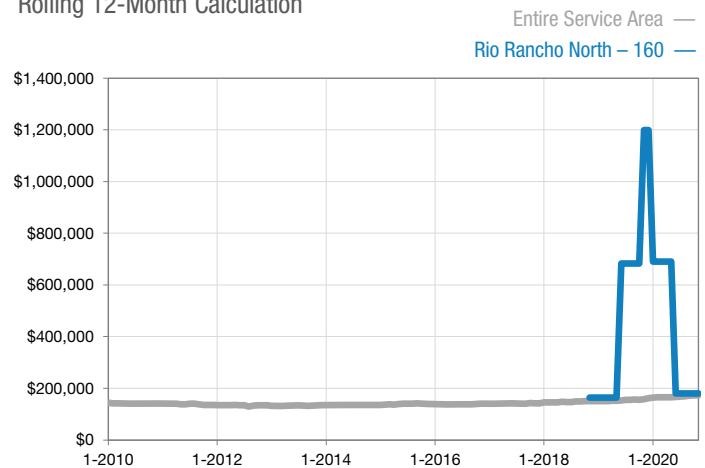
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.