

# Local Market Update for November 2020

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



## Rio Rancho South – 140

East of Rainbow Blvd, South of Southern Blvd, West of Corrales, North of Bernalillo County Line

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	15	25	+ 66.7%	335	362	+ 8.1%
Pending Sales	20	25	+ 25.0%	277	316	+ 14.1%
Closed Sales	24	29	+ 20.8%	265	285	+ 7.5%
Days on Market Until Sale	49	10	- 79.6%	34	20	- 41.2%
Median Sales Price*	\$259,950	<b>\$299,000</b>	+ 15.0%	\$252,500	<b>\$285,500</b>	+ 13.1%
Average Sales Price*	\$282,984	<b>\$298,949</b>	+ 5.6%	\$275,320	<b>\$309,489</b>	+ 12.4%
Percent of List Price Received*	98.2%	<b>98.6%</b>	+ 0.4%	98.8%	<b>99.4%</b>	+ 0.6%
Inventory of Homes for Sale	35	29	- 17.1%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

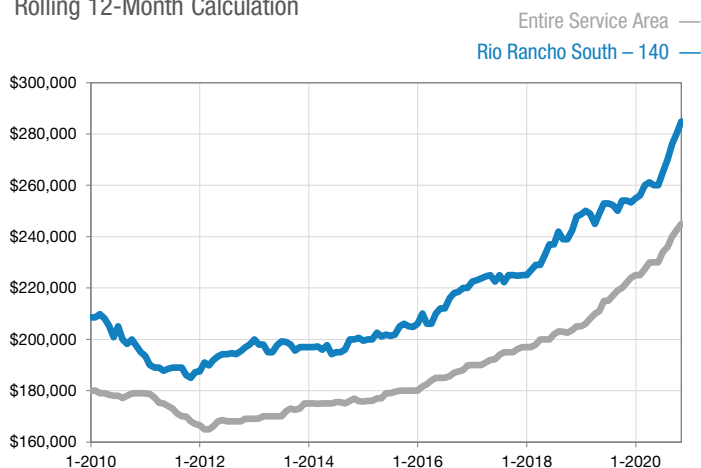
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	1	1	0.0%	30	33	+ 10.0%
Pending Sales	3	1	- 66.7%	29	34	+ 17.2%
Closed Sales	2	6	+ 200.0%	27	35	+ 29.6%
Days on Market Until Sale	12	5	- 58.3%	19	15	- 21.1%
Median Sales Price*	\$181,750	<b>\$211,500</b>	+ 16.4%	\$168,000	<b>\$185,450</b>	+ 10.4%
Average Sales Price*	\$181,750	<b>\$203,583</b>	+ 12.0%	\$159,870	<b>\$176,610</b>	+ 10.5%
Percent of List Price Received*	98.2%	<b>100.2%</b>	+ 2.0%	98.7%	<b>99.6%</b>	+ 0.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

\* 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.

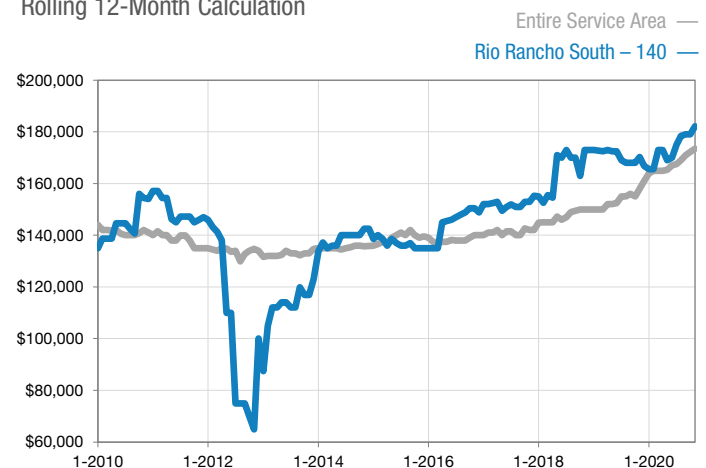
### Median Sales Price - Single-Family Detached

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.