

Local Market Update for July 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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	50	53	+ 6.0%	293	295	+ 0.7%
Pending Sales	52	55	+ 5.8%	274	279	+ 1.8%
Closed Sales	42	41	- 2.4%	254	241	- 5.1%
Days on Market Until Sale	19	6	- 68.4%	23	16	- 30.4%
Median Sales Price*	\$193,450	\$196,000	+ 1.3%	\$171,500	\$190,000	+ 10.8%
Average Sales Price*	\$186,976	\$204,062	+ 9.1%	\$175,294	\$191,103	+ 9.0%
Percent of List Price Received*	99.6%	102.0%	+ 2.4%	99.3%	100.3%	+ 1.0%
Inventory of Homes for Sale	37	13	- 64.9%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

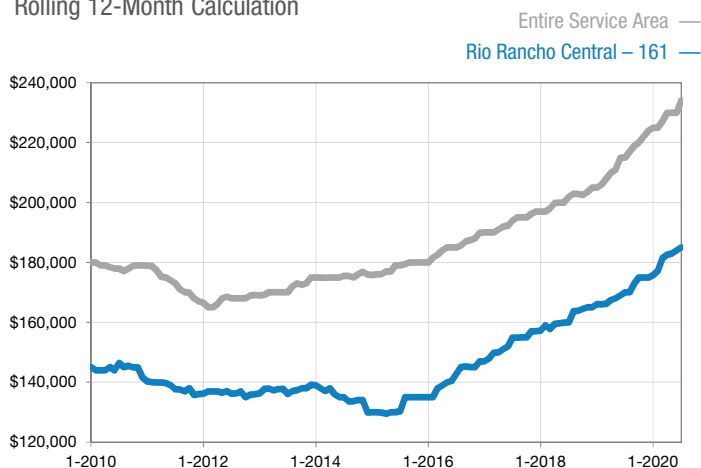
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	1	7	+ 600.0%
Pending Sales	0	1	--	0	4	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	1	--	--	1	--
Median Sales Price*	--	\$148,000	--	--	\$148,000	--
Average Sales Price*	--	\$148,000	--	--	\$148,000	--
Percent of List Price Received*	--	98.7%	--	--	98.7%	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	--	1.8	--	--	--	--

* 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.

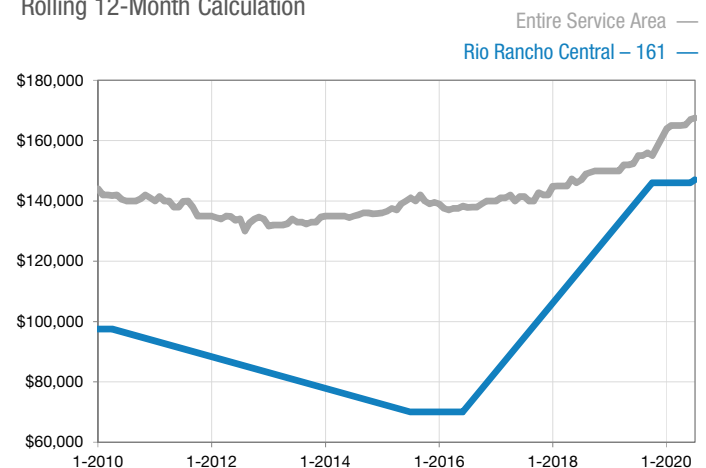
Median Sales Price - Single-Family Detached

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.