

Local Market Update for July 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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	87	68	- 21.8%	555	442	- 20.4%
Pending Sales	74	68	- 8.1%	479	435	- 9.2%
Closed Sales	70	93	+ 32.9%	435	416	- 4.4%
Days on Market Until Sale	28	16	- 42.9%	31	24	- 22.6%
Median Sales Price*	\$228,500	\$236,800	+ 3.6%	\$198,000	\$222,750	+ 12.5%
Average Sales Price*	\$247,842	\$252,550	+ 1.9%	\$224,456	\$242,798	+ 8.2%
Percent of List Price Received*	98.9%	100.3%	+ 1.4%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	102	30	- 70.6%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--

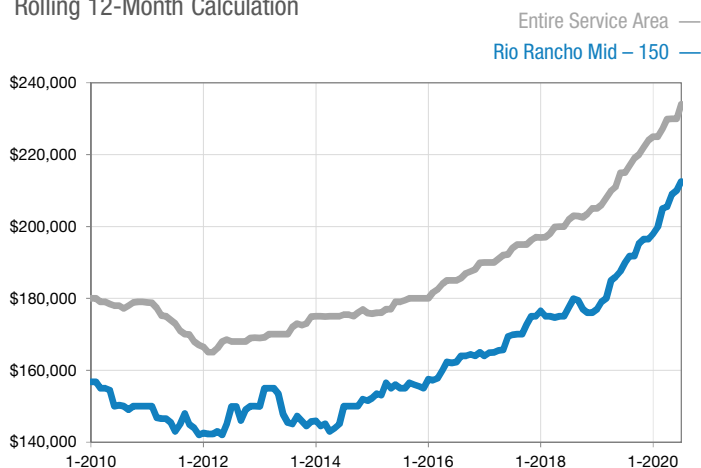
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	8	8	0.0%	52	45	- 13.5%
Pending Sales	8	10	+ 25.0%	39	45	+ 15.4%
Closed Sales	5	7	+ 40.0%	37	38	+ 2.7%
Days on Market Until Sale	45	22	- 51.1%	47	34	- 27.7%
Median Sales Price*	\$179,000	\$107,000	- 40.2%	\$115,000	\$135,250	+ 17.6%
Average Sales Price*	\$161,600	\$131,414	- 18.7%	\$127,235	\$144,236	+ 13.4%
Percent of List Price Received*	95.7%	98.4%	+ 2.8%	97.7%	96.3%	- 1.4%
Inventory of Homes for Sale	17	2	- 88.2%	--	--	--
Months Supply of Inventory	2.6	0.3	- 88.5%	--	--	--

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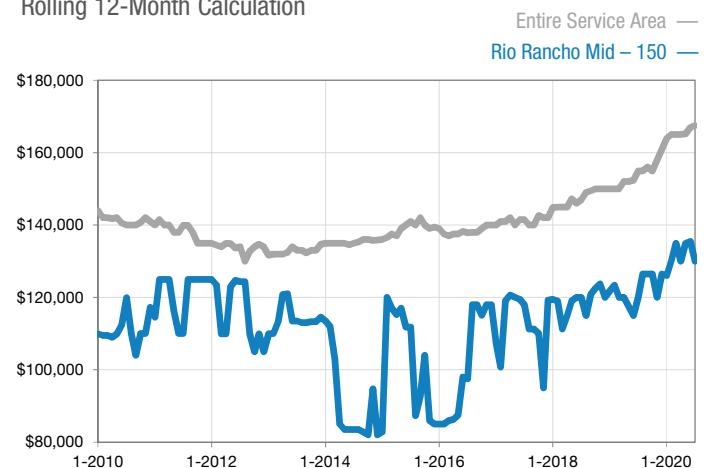
Median Sales Price - Single-Family Detached

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.