Local Market Update for July 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

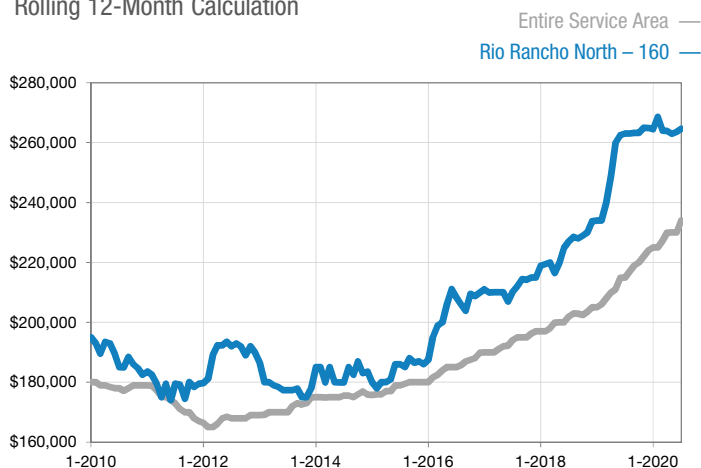| Key Metrics	July 2019	July 2020	Percent Change	Year to Date Thru 7-2019	Year to Date Thru 7-2020	Percent Change
New Listings	44	73	+ 65.9%	339	391	+ 15.3%
Pending Sales	44	57	+ 29.5%	271	315	+ 16.2%
Closed Sales	41	51	+ 24.4%	232	253	+ 9.1%
Days on Market Until Sale	42	42	0.0%	47	46	- 2.1%
Median Sales Price*	$285,000	$279,660	- 1.9%	$274,248	$270,000	- 1.5%
Average Sales Price*	$275,731	$291,642	+ 5.8%	$277,673	$283,132	+ 2.0%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	85	70	- 17.6%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--

* 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

Key Metrics	July 2019	July 2020	Percent Change	Year to Date Thru 7-2019	Year to Date Thru 7-2020	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	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.
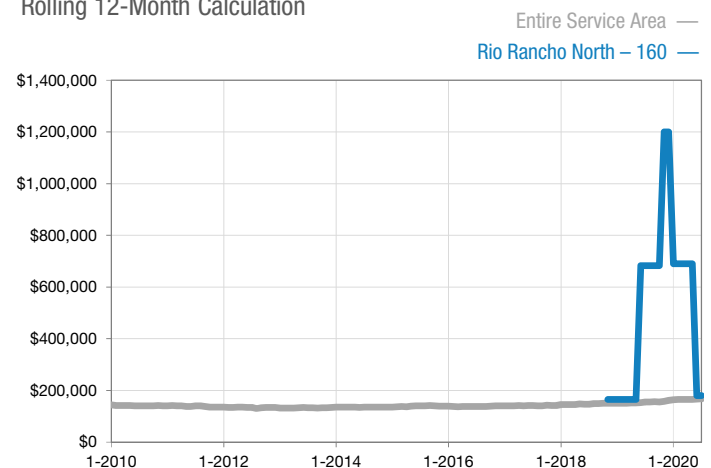
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.