

Local Market Update for June 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	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	89	66	- 25.8%	468	373	- 20.3%
Pending Sales	78	85	+ 9.0%	405	375	- 7.4%
Closed Sales	61	60	- 1.6%	365	321	- 12.1%
Days on Market Until Sale	27	16	- 40.7%	31	26	- 16.1%
Median Sales Price*	\$208,900	\$227,500	+ 8.9%	\$195,000	\$216,000	+ 10.8%
Average Sales Price*	\$222,722	\$246,365	+ 10.6%	\$219,971	\$239,678	+ 9.0%
Percent of List Price Received*	98.5%	99.6%	+ 1.1%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	102	26	- 74.5%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--

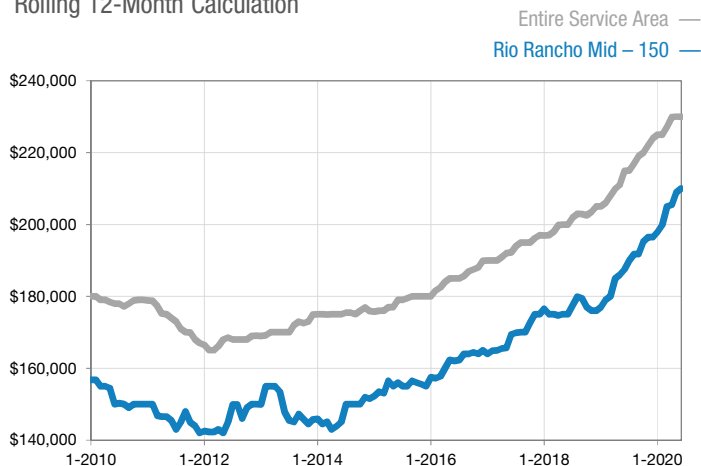
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	11	9	- 18.2%	44	37	- 15.9%
Pending Sales	7	9	+ 28.6%	31	37	+ 19.4%
Closed Sales	4	6	+ 50.0%	32	31	- 3.1%
Days on Market Until Sale	72	46	- 36.1%	47	37	- 21.3%
Median Sales Price*	\$117,500	\$169,125	+ 43.9%	\$111,000	\$150,000	+ 35.1%
Average Sales Price*	\$119,975	\$160,375	+ 33.7%	\$121,866	\$147,132	+ 20.7%
Percent of List Price Received*	96.6%	95.3%	- 1.3%	98.0%	95.9%	- 2.1%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	3.0	0.4	- 86.7%	--	--	--

* 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.

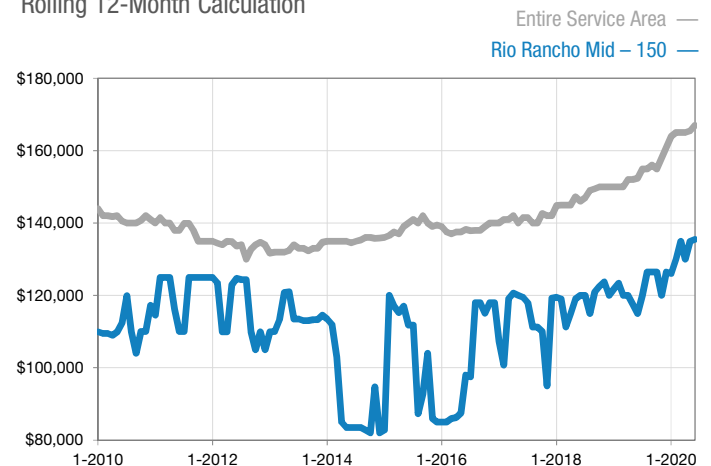
Median Sales Price - Single-Family Detached

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.