

Local Market Update for June 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 | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 6-2019 | Thru 6-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 35 | 24 | - 31.4% | 194 | 177 | - 8.8% |
| Pending Sales | 39 | 30 | - 23.1% | 148 | 159 | + 7.4% |
| Closed Sales | 23 | 21 | - 8.7% | 120 | 133 | + 10.8% |
| Days on Market Until Sale | 24 | 8 | - 66.7% | 35 | 21 | - 40.0% |
| Median Sales Price* | \$285,000 | \$262,500 | - 7.9% | \$255,450 | \$273,500 | + 7.1% |
| Average Sales Price* | \$285,868 | \$291,985 | + 2.1% | \$280,085 | \$298,626 | + 6.6% |
| Percent of List Price Received* | 99.6% | 99.7% | + 0.1% | 99.1% | 99.2% | + 0.1% |
| Inventory of Homes for Sale | 55 | 14 | - 74.5% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 0.6 | - 73.9% | -- | -- | -- |

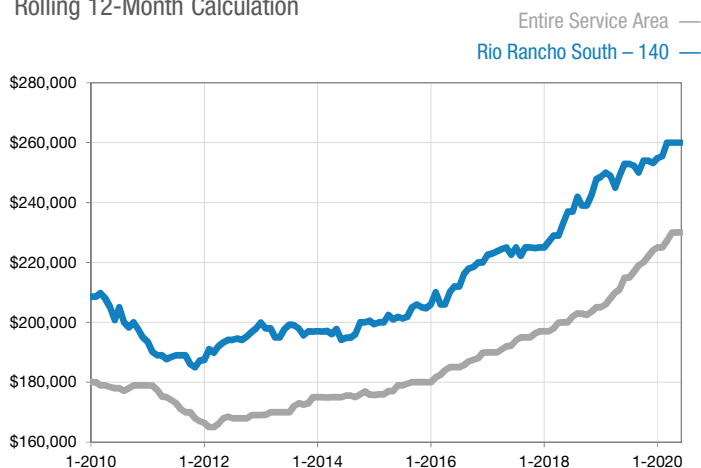
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 6-2019 | Thru 6-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 7 | 2 | - 71.4% | 20 | 15 | - 25.0% |
| Pending Sales | 5 | 4 | - 20.0% | 19 | 15 | - 21.1% |
| Closed Sales | 5 | 5 | 0.0% | 15 | 16 | + 6.7% |
| Days on Market Until Sale | 6 | 16 | + 166.7% | 23 | 11 | - 52.2% |
| Median Sales Price* | \$173,000 | \$185,450 | + 7.2% | \$173,000 | \$179,000 | + 3.5% |
| Average Sales Price* | \$161,200 | \$178,490 | + 10.7% | \$163,833 | \$193,716 | + 18.2% |
| Percent of List Price Received* | 99.2% | 98.2% | - 1.0% | 98.6% | 99.2% | + 0.6% |
| Inventory of Homes for Sale | 4 | 1 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.4 | - 69.2% | -- | -- | -- |

* 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.

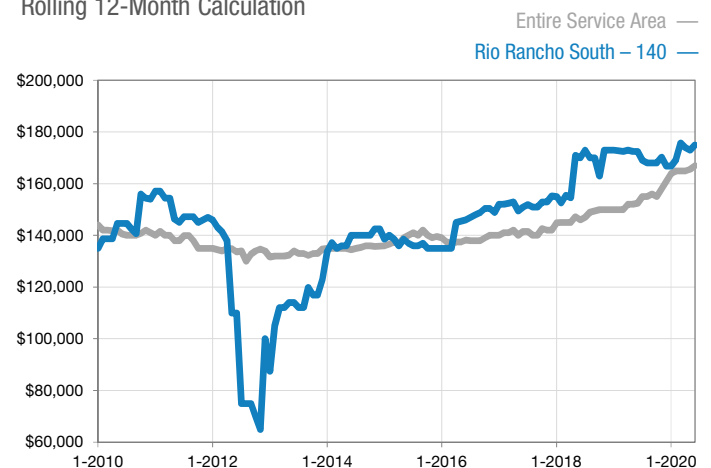
Median Sales Price - Single-Family Detached

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.