

Local Market Update for December 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	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	15	33	+ 120.0%	447	495	+ 10.7%
Pending Sales	29	32	+ 10.3%	424	467	+ 10.1%
Closed Sales	31	44	+ 41.9%	431	453	+ 5.1%
Days on Market Until Sale	22	10	- 54.5%	21	12	- 42.9%
Median Sales Price*	\$187,000	\$209,500	+ 12.0%	\$175,000	\$201,000	+ 14.9%
Average Sales Price*	\$180,711	\$210,577	+ 16.5%	\$177,573	\$202,311	+ 13.9%
Percent of List Price Received*	99.2%	100.5%	+ 1.3%	99.5%	100.8%	+ 1.3%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

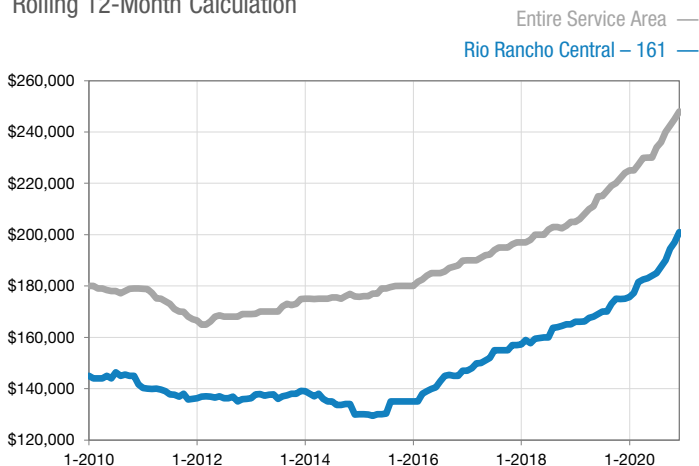
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	20	+ 1900.0%
Pending Sales	0	1	--	1	15	+ 1400.0%
Closed Sales	0	2	--	1	6	+ 500.0%
Days on Market Until Sale	--	10	--	51	9	- 82.4%
Median Sales Price*	--	\$208,745	--	\$146,000	\$205,250	+ 40.6%
Average Sales Price*	--	\$208,745	--	\$146,000	\$183,805	+ 25.9%
Percent of List Price Received*	--	100.2%	--	97.3%	100.0%	+ 2.8%
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.

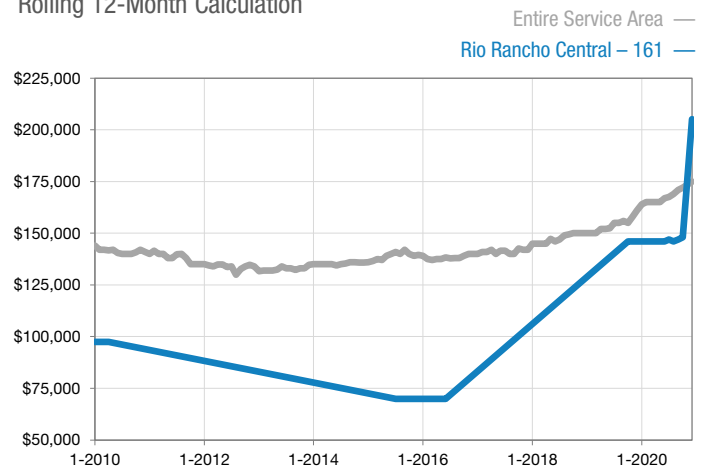
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.