

Local Market Update for December 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 | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 12-2019 | Thru 12-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 40 | 51 | + 27.5% | 882 | 757 | - 14.2% |
| Pending Sales | 44 | 52 | + 18.2% | 760 | 708 | - 6.8% |
| Closed Sales | 55 | 56 | + 1.8% | 745 | 699 | - 6.2% |
| Days on Market Until Sale | 32 | 12 | - 62.5% | 28 | 19 | - 32.1% |
| Median Sales Price* | \$195,000 | \$229,250 | + 17.6% | \$196,500 | \$226,000 | + 15.0% |
| Average Sales Price* | \$226,234 | \$261,551 | + 15.6% | \$225,808 | \$247,941 | + 9.8% |
| Percent of List Price Received* | 99.7% | 99.9% | + 0.2% | 98.9% | 99.7% | + 0.8% |
| Inventory of Homes for Sale | 76 | 39 | - 48.7% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 0.7 | - 41.7% | -- | -- | -- |

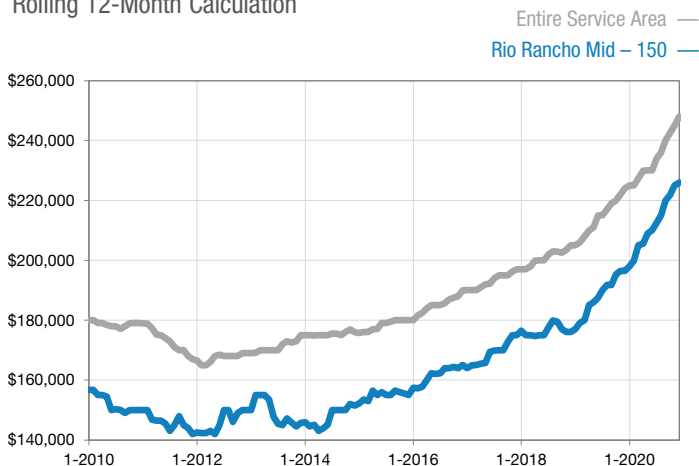
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 12-2019 | Thru 12-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 7 | 7 | 0.0% | 94 | 75 | - 20.2% |
| Pending Sales | 7 | 6 | - 14.3% | 78 | 68 | - 12.8% |
| Closed Sales | 9 | 4 | - 55.6% | 80 | 67 | - 16.3% |
| Days on Market Until Sale | 39 | 25 | - 35.9% | 42 | 24 | - 42.9% |
| Median Sales Price* | \$199,500 | \$110,750 | - 44.5% | \$126,500 | \$150,000 | + 18.6% |
| Average Sales Price* | \$172,144 | \$123,875 | - 28.0% | \$135,556 | \$151,166 | + 11.5% |
| Percent of List Price Received* | 97.0% | 91.7% | - 5.5% | 97.9% | 97.2% | - 0.7% |
| Inventory of Homes for Sale | 12 | 4 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 0.7 | - 61.1% | -- | -- | -- |

* 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.

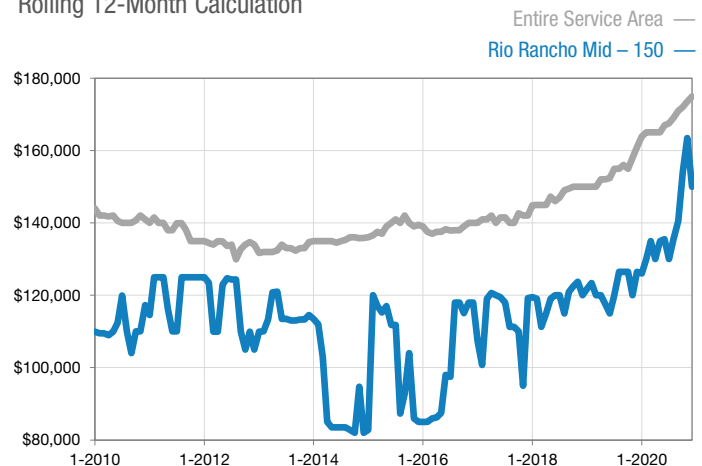
Median Sales Price - Single-Family Detached

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.