Local Market Update for December 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

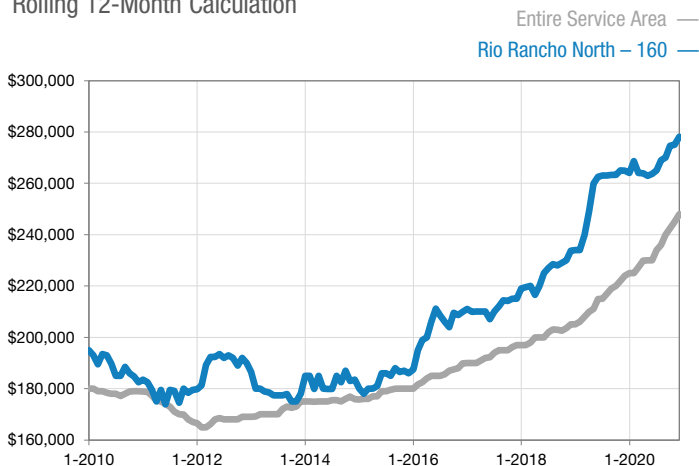| Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	38	**26**	- 31.6%	573	**624**	+ 8.9%
Pending Sales	27	**29**	+ 7.4%	431	**519**	+ 20.4%
Closed Sales	39	**33**	- 15.4%	417	**488**	+ 17.0%
Days on Market Until Sale	55	**49**	- 10.9%	48	**39**	- 18.8%
Median Sales Price*	$252,900	**$310,000**	+ 22.6%	$264,900	**$278,170**	+ 5.0%
Average Sales Price*	$279,843	**$329,149**	+ 17.6%	$276,560	**$294,163**	+ 6.4%
Percent of List Price Received*	98.8%	**99.5%**	+ 0.7%	98.9%	**99.6%**	+ 0.7%
Inventory of Homes for Sale	95	**57**	- 40.0%	--	**--**	--
Months Supply of Inventory	2.6	**1.3**	- 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

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	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	**0**	- 100.0%
Days on Market Until Sale	--	**--**	--	0	**--**	--
Median Sales Price*	--	**--**	--	$1,200,000	**--**	--
Average Sales Price*	--	**--**	--	$1,200,000	**--**	--
Percent of List Price Received*	--	**--**	--	100.0%	**--**	--
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.
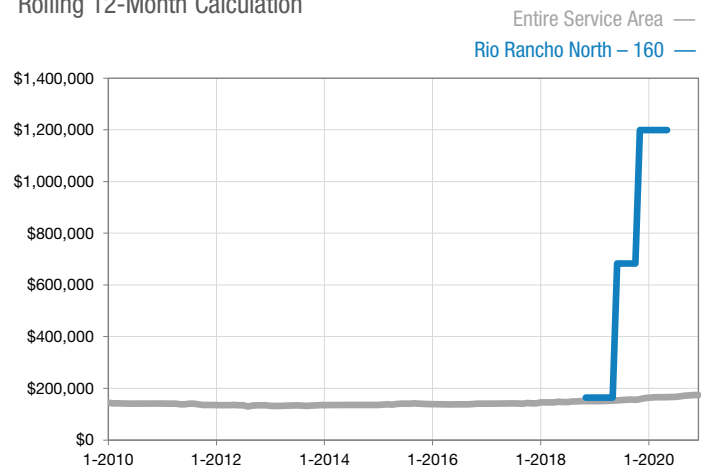
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.