

# Local Market Update for September 2018

This is 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	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	38	27	- 28.9%	331	328	- 0.9%
Pending Sales	23	23	0.0%	228	244	+ 7.0%
Closed Sales	27	32	+ 18.5%	219	237	+ 8.2%
Days on Market Until Sale	32	36	+ 12.5%	46	42	- 8.7%
Median Sales Price*	\$290,000	\$254,000	- 12.4%	\$227,500	\$250,000	+ 9.9%
Average Sales Price*	\$282,408	\$273,282	- 3.2%	\$244,037	\$268,678	+ 10.1%
Percent of List Price Received*	98.1%	100.4%	+ 2.3%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	76	60	- 21.1%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

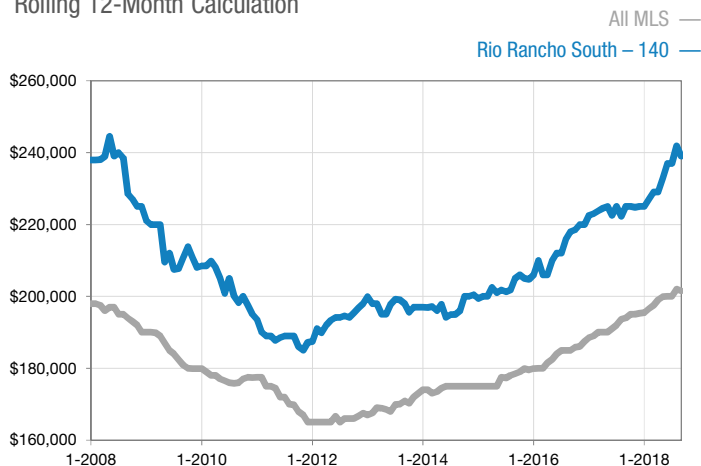
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	3	1	- 66.7%	27	24	- 11.1%
Pending Sales	0	2	--	21	28	+ 33.3%
Closed Sales	3	0	- 100.0%	22	27	+ 22.7%
Days on Market Until Sale	65	--	--	43	36	- 16.3%
Median Sales Price*	\$170,000	--	--	\$155,300	\$173,000	+ 11.4%
Average Sales Price*	\$146,667	--	--	\$148,573	\$150,141	+ 1.1%
Percent of List Price Received*	97.4%	--	--	95.6%	97.3%	+ 1.8%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

\* 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.

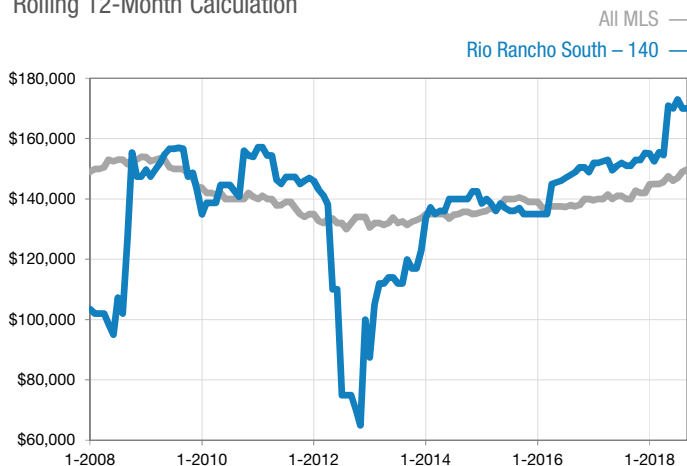
### Median Sales Price - Single-Family Detached

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.