

Local Market Update for September 2018

This is 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	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	63	66	+ 4.8%	744	731	- 1.7%
Pending Sales	46	57	+ 23.9%	546	554	+ 1.5%
Closed Sales	71	63	- 11.3%	532	525	- 1.3%
Days on Market Until Sale	44	35	- 20.5%	49	35	- 28.6%
Median Sales Price*	\$185,000	\$180,000	- 2.7%	\$173,000	\$177,000	+ 2.3%
Average Sales Price*	\$207,042	\$217,090	+ 4.9%	\$198,501	\$209,275	+ 5.4%
Percent of List Price Received*	98.1%	99.4%	+ 1.3%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	178	127	- 28.7%	--	--	--
Months Supply of Inventory	3.2	2.2	- 31.3%	--	--	--

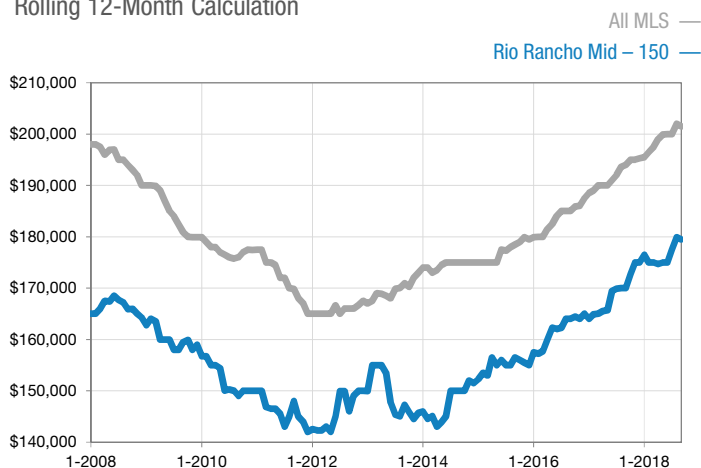
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	4	11	+ 175.0%	69	73	+ 5.8%
Pending Sales	4	7	+ 75.0%	43	54	+ 25.6%
Closed Sales	2	9	+ 350.0%	39	53	+ 35.9%
Days on Market Until Sale	8	29	+ 262.5%	35	37	+ 5.7%
Median Sales Price*	\$133,750	\$170,000	+ 27.1%	\$119,000	\$120,000	+ 0.8%
Average Sales Price*	\$133,750	\$154,756	+ 15.7%	\$117,253	\$128,521	+ 9.6%
Percent of List Price Received*	96.8%	96.9%	+ 0.1%	96.4%	97.1%	+ 0.7%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	4.5	1.7	- 62.2%	--	--	--

* 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.

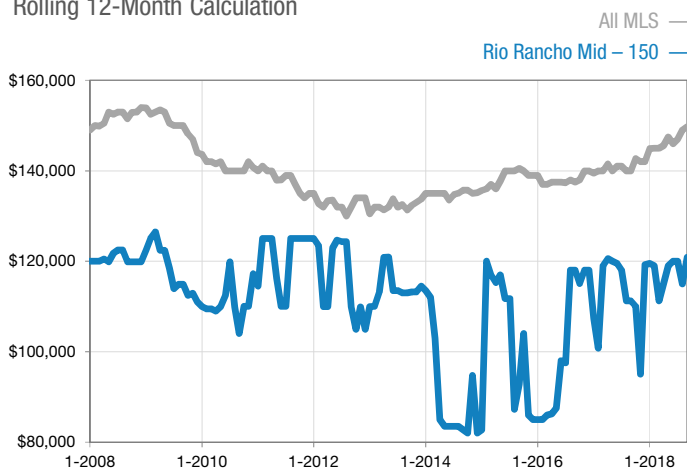
Median Sales Price - Single-Family Detached

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.