

# Local Market Update for October 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	30	20	- 33.3%	361	348	- 3.6%
Pending Sales	25	22	- 12.0%	253	263	+ 4.0%
Closed Sales	25	21	- 16.0%	244	258	+ 5.7%
Days on Market Until Sale	42	32	- 23.8%	46	41	- 10.9%
Median Sales Price*	\$222,000	\$220,000	- 0.9%	\$227,000	\$245,000	+ 7.9%
Average Sales Price*	\$237,117	\$222,421	- 6.2%	\$243,328	\$264,913	+ 8.9%
Percent of List Price Received*	98.5%	96.6%	- 1.9%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	69	50	- 27.5%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--

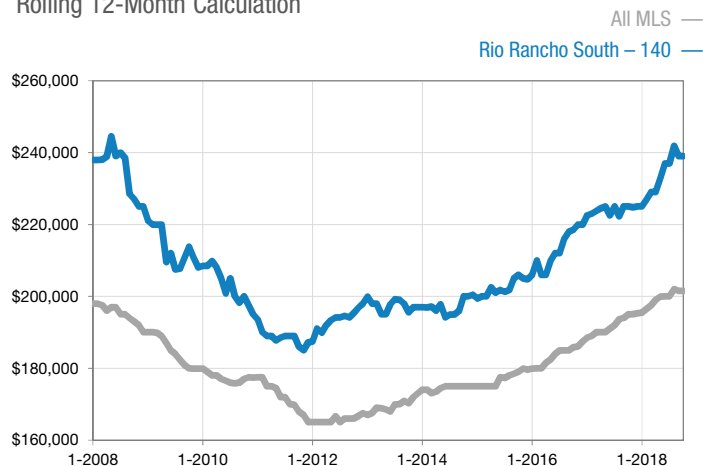
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	5	7	+ 40.0%	32	31	- 3.1%
Pending Sales	3	2	- 33.3%	24	29	+ 20.8%
Closed Sales	1	2	+ 100.0%	23	29	+ 26.1%
Days on Market Until Sale	36	21	- 41.7%	42	35	- 16.7%
Median Sales Price*	\$195,000	\$147,000	- 24.6%	\$155,600	\$173,000	+ 11.2%
Average Sales Price*	\$195,000	\$147,000	- 24.6%	\$150,591	\$149,924	- 0.4%
Percent of List Price Received*	100.0%	95.7%	- 4.3%	95.8%	97.2%	+ 1.5%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

\* 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.

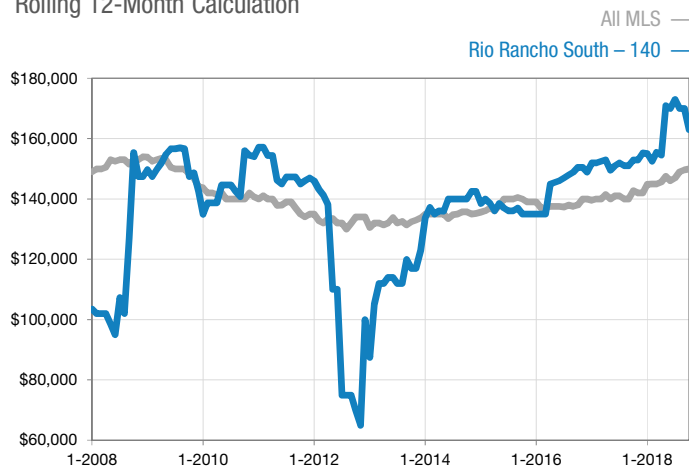
### Median Sales Price - Single-Family Detached

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.