

Local Market Update for October 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 | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2017 | 2018 | Percent Change | Thru 10-2017 | Thru 10-2018 | Percent Change |
| New Listings | 71 | 77 | + 8.5% | 815 | 809 | - 0.7% |
| Pending Sales | 52 | 43 | - 17.3% | 598 | 590 | - 1.3% |
| Closed Sales | 49 | 55 | + 12.2% | 581 | 580 | - 0.2% |
| Days on Market Until Sale | 38 | 23 | - 39.5% | 48 | 34 | - 29.2% |
| Median Sales Price* | \$191,000 | \$170,000 | - 11.0% | \$175,000 | \$176,050 | + 0.6% |
| Average Sales Price* | \$206,616 | \$188,457 | - 8.8% | \$199,185 | \$207,301 | + 4.1% |
| Percent of List Price Received* | 97.9% | 98.7% | + 0.8% | 98.5% | 98.7% | + 0.2% |
| Inventory of Homes for Sale | 171 | 132 | - 22.8% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 2.3 | - 25.8% | -- | -- | -- |

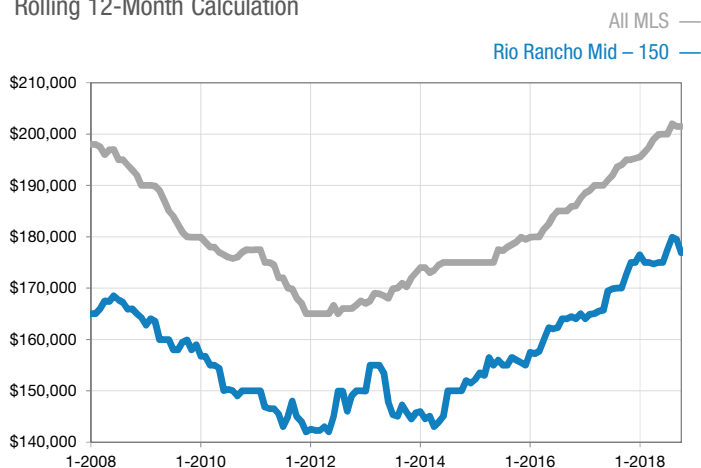
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2017 | 2018 | Percent Change | Thru 10-2017 | Thru 10-2018 | Percent Change |
| New Listings | 4 | 6 | + 50.0% | 73 | 79 | + 8.2% |
| Pending Sales | 7 | 8 | + 14.3% | 50 | 62 | + 24.0% |
| Closed Sales | 6 | 7 | + 16.7% | 45 | 60 | + 33.3% |
| Days on Market Until Sale | 67 | 26 | - 61.2% | 39 | 36 | - 7.7% |
| Median Sales Price* | \$82,750 | \$175,000 | + 111.5% | \$112,500 | \$120,875 | + 7.4% |
| Average Sales Price* | \$97,417 | \$156,843 | + 61.0% | \$114,608 | \$131,825 | + 15.0% |
| Percent of List Price Received* | 97.0% | 95.5% | - 1.5% | 96.5% | 96.9% | + 0.4% |
| Inventory of Homes for Sale | 16 | 8 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 1.4 | - 60.0% | -- | -- | -- |

* 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.

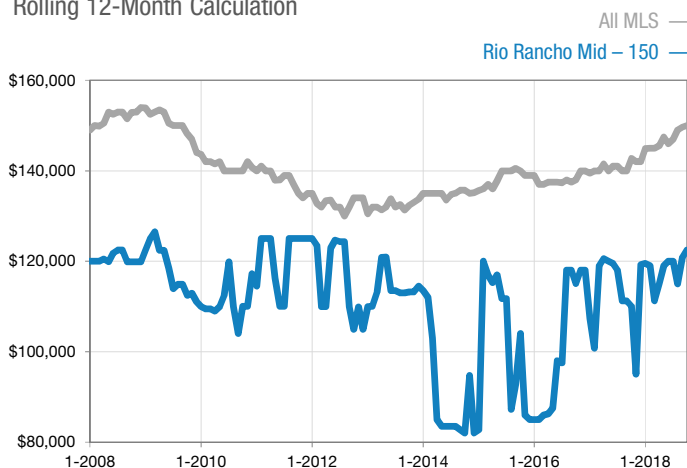
Median Sales Price - Single-Family Detached

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.