

Local Market Update for December 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	15	20	+ 33.3%	403	390	- 3.2%
Pending Sales	16	13	- 18.8%	287	296	+ 3.1%
Closed Sales	22	20	- 9.1%	290	302	+ 4.1%
Days on Market Until Sale	59	48	- 18.6%	46	42	- 8.7%
Median Sales Price*	\$222,500	\$265,000	+ 19.1%	\$225,000	\$246,000	+ 9.3%
Average Sales Price*	\$233,877	\$260,628	+ 11.4%	\$242,259	\$263,232	+ 8.7%
Percent of List Price Received*	97.7%	97.8%	+ 0.1%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	61	42	- 31.1%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--

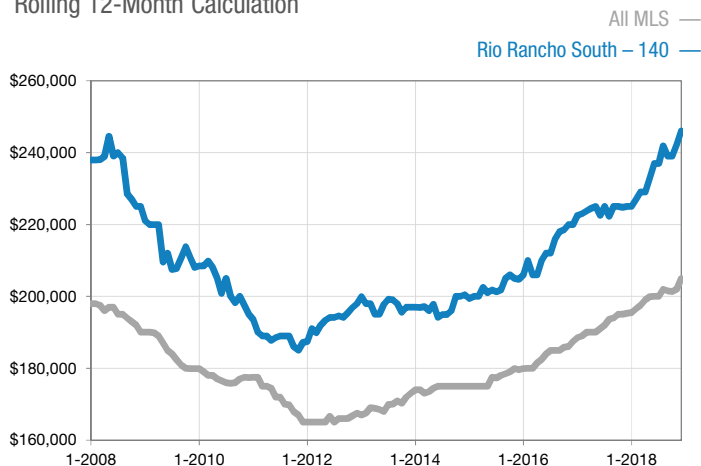
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	5	2	- 60.0%	40	38	- 5.0%
Pending Sales	1	2	+ 100.0%	27	36	+ 33.3%
Closed Sales	1	5	+ 400.0%	26	36	+ 38.5%
Days on Market Until Sale	22	23	+ 4.5%	41	32	- 22.0%
Median Sales Price*	\$156,000	\$172,500	+ 10.6%	\$155,300	\$172,750	+ 11.2%
Average Sales Price*	\$156,000	\$138,600	- 11.2%	\$148,062	\$149,939	+ 1.3%
Percent of List Price Received*	96.4%	98.0%	+ 1.7%	96.1%	97.5%	+ 1.5%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.7	1.0	- 73.0%	--	--	--

* 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.

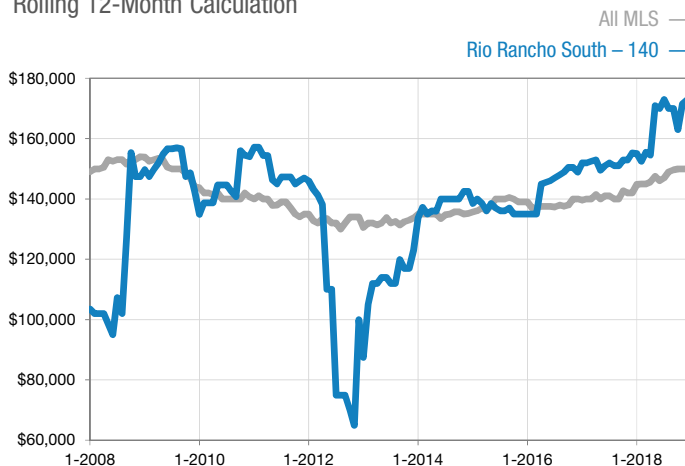
Median Sales Price - Single-Family Detached

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.