

# Local Market Update for December 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	43	37	- 14.0%	920	904	- 1.7%
Pending Sales	39	43	+ 10.3%	694	678	- 2.3%
Closed Sales	67	44	- 34.3%	697	667	- 4.3%
Days on Market Until Sale	44	42	- 4.5%	47	35	- 25.5%
Median Sales Price*	\$187,000	\$207,500	+ 11.0%	\$175,000	\$176,000	+ 0.6%
Average Sales Price*	\$220,373	\$220,374	+ 0.0%	\$200,999	\$207,497	+ 3.2%
Percent of List Price Received*	98.1%	96.4%	- 1.7%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	128	97	- 24.2%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

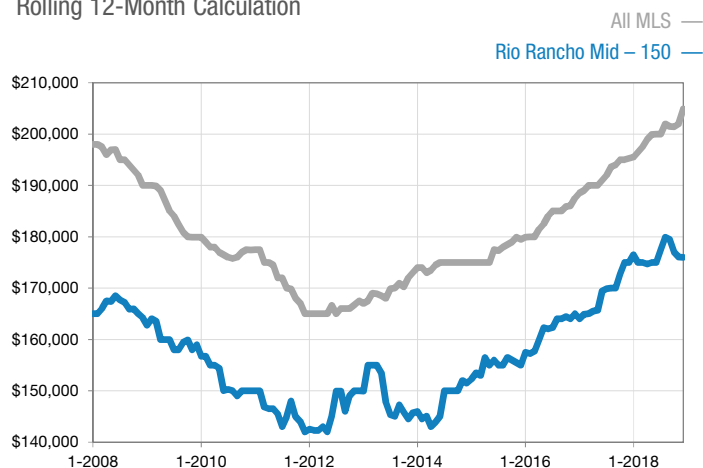
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	3	3	0.0%	85	94	+ 10.6%
Pending Sales	3	11	+ 266.7%	59	77	+ 30.5%
Closed Sales	7	10	+ 42.9%	56	75	+ 33.9%
Days on Market Until Sale	11	23	+ 109.1%	38	34	- 10.5%
Median Sales Price*	\$167,000	\$127,700	- 23.5%	\$119,250	\$120,000	+ 0.6%
Average Sales Price*	\$156,014	\$127,540	- 18.3%	\$118,213	\$129,939	+ 9.9%
Percent of List Price Received*	97.4%	97.3%	- 0.1%	96.7%	97.1%	+ 0.4%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--

\* 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.

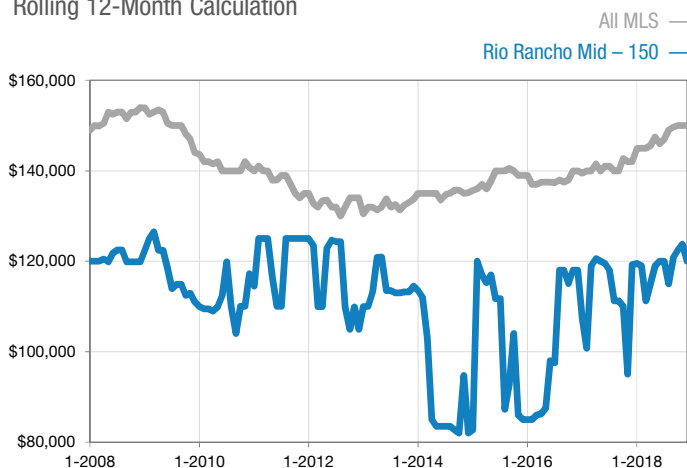
### Median Sales Price - Single-Family Detached

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.