

Local Market Update for January 2019

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	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	25	34	+ 36.0%	25	34	+ 36.0%
Pending Sales	21	28	+ 33.3%	21	28	+ 33.3%
Closed Sales	16	14	- 12.5%	16	14	- 12.5%
Days on Market Until Sale	42	26	- 38.1%	42	26	- 38.1%
Median Sales Price*	\$205,500	\$237,750	+ 15.7%	\$205,500	\$237,750	+ 15.7%
Average Sales Price*	\$233,050	\$246,675	+ 5.8%	\$233,050	\$246,675	+ 5.8%
Percent of List Price Received*	96.1%	99.1%	+ 3.1%	96.1%	99.1%	+ 3.1%
Inventory of Homes for Sale	59	43	- 27.1%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

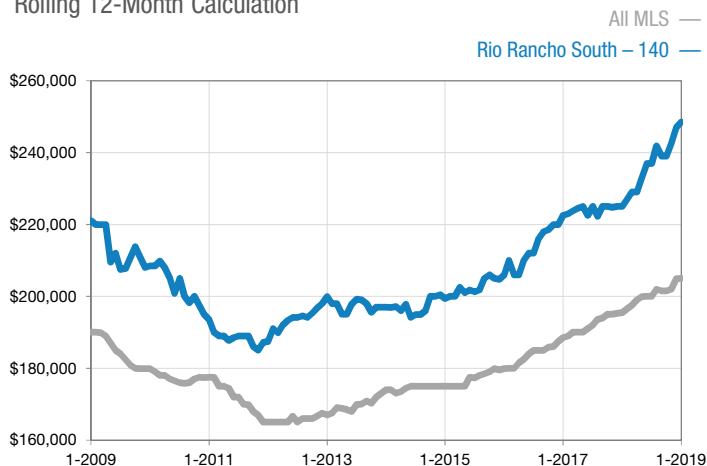
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	6	2	- 66.7%	6	2	- 66.7%
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	93	2	- 97.8%	93	2	- 97.8%
Median Sales Price*	\$88,750	\$145,000	+ 63.4%	\$88,750	\$145,000	+ 63.4%
Average Sales Price*	\$88,750	\$145,000	+ 63.4%	\$88,750	\$145,000	+ 63.4%
Percent of List Price Received*	91.9%	100.0%	+ 8.8%	91.9%	100.0%	+ 8.8%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

* 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.

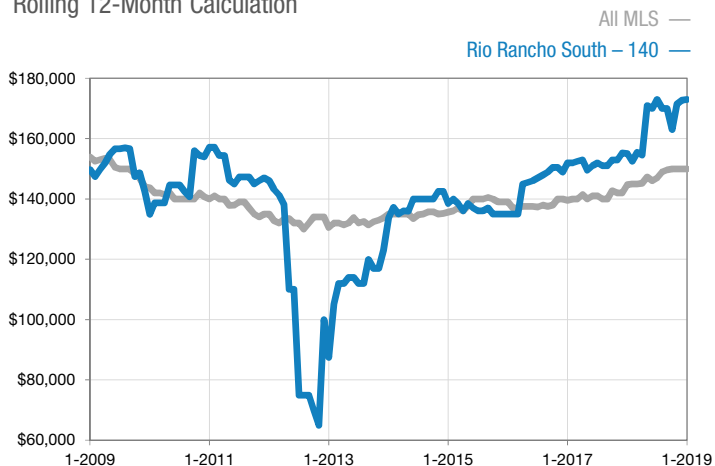
Median Sales Price - Single-Family Detached

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.