

Local Market Update for January 2019

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	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	68	56	- 17.6%	68	56	- 17.6%
Pending Sales	41	59	+ 43.9%	41	59	+ 43.9%
Closed Sales	41	44	+ 7.3%	41	44	+ 7.3%
Days on Market Until Sale	42	40	- 4.8%	42	40	- 4.8%
Median Sales Price*	\$163,000	\$179,900	+ 10.4%	\$163,000	\$179,900	+ 10.4%
Average Sales Price*	\$201,301	\$212,087	+ 5.4%	\$201,301	\$212,087	+ 5.4%
Percent of List Price Received*	97.6%	98.1%	+ 0.5%	97.6%	98.1%	+ 0.5%
Inventory of Homes for Sale	136	86	- 36.8%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

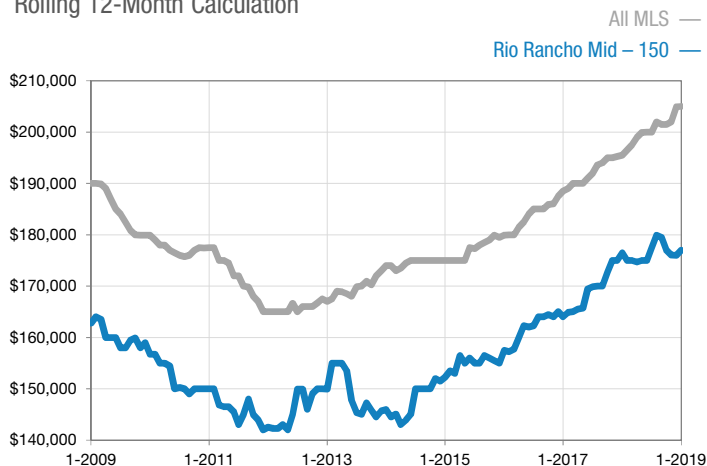
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	6	6	0.0%	6	6	0.0%
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	5	7	+ 40.0%	5	7	+ 40.0%
Days on Market Until Sale	77	47	- 39.0%	77	47	- 39.0%
Median Sales Price*	\$76,000	\$85,500	+ 12.5%	\$76,000	\$85,500	+ 12.5%
Average Sales Price*	\$99,080	\$111,214	+ 12.2%	\$99,080	\$111,214	+ 12.2%
Percent of List Price Received*	95.9%	96.9%	+ 1.0%	95.9%	96.9%	+ 1.0%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--

* 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.

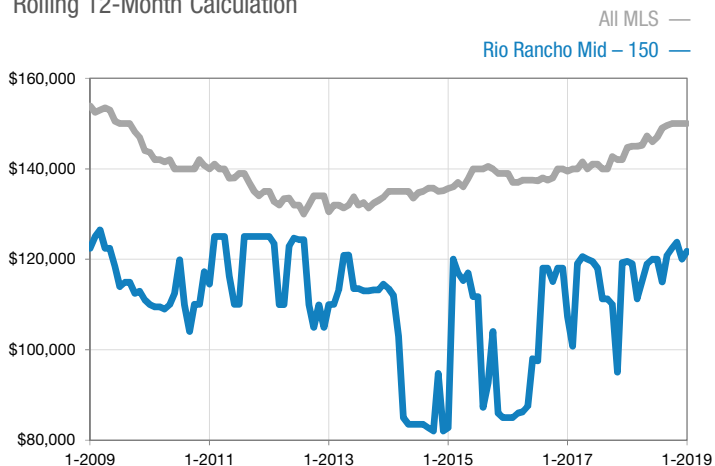
Median Sales Price - Single-Family Detached

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.