

Local Market Update for August 2019

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	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	28	34	+ 21.4%	300	263	- 12.3%
Pending Sales	33	27	- 18.2%	220	202	- 8.2%
Closed Sales	32	29	- 9.4%	205	183	- 10.7%
Days on Market Until Sale	34	18	- 47.1%	43	33	- 23.3%
Median Sales Price*	\$247,000	\$248,000	+ 0.4%	\$247,000	\$254,800	+ 3.2%
Average Sales Price*	\$261,368	\$267,717	+ 2.4%	\$267,959	\$276,046	+ 3.0%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	66	51	- 22.7%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

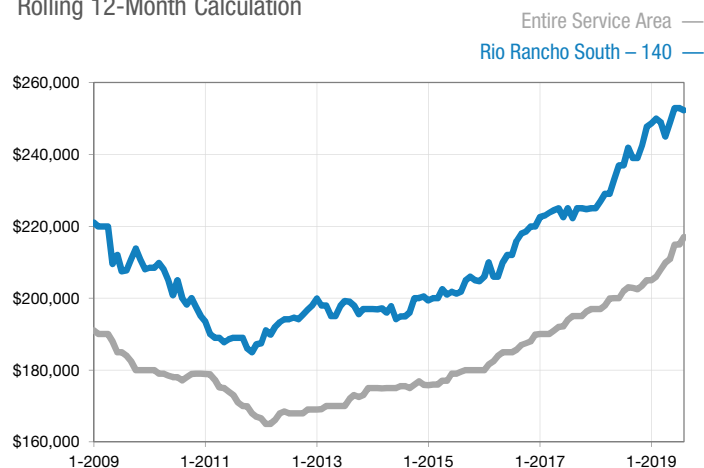
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	3	2	- 33.3%	24	23	- 4.2%
Pending Sales	3	0	- 100.0%	26	23	- 11.5%
Closed Sales	4	5	+ 25.0%	27	23	- 14.8%
Days on Market Until Sale	44	20	- 54.5%	36	20	- 44.4%
Median Sales Price*	\$142,000	\$110,000	- 22.5%	\$173,000	\$165,500	- 4.3%
Average Sales Price*	\$136,000	\$134,800	- 0.9%	\$150,141	\$158,457	+ 5.5%
Percent of List Price Received*	96.7%	97.5%	+ 0.8%	97.3%	98.6%	+ 1.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

* 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.

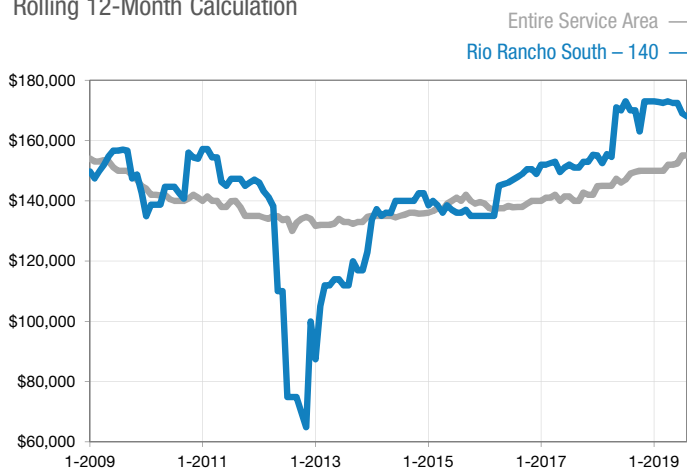
Median Sales Price - Single-Family Detached

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.