

Local Market Update for August 2019

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	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	85	84	- 1.2%	665	639	- 3.9%
Pending Sales	65	66	+ 1.5%	495	548	+ 10.7%
Closed Sales	59	78	+ 32.2%	462	513	+ 11.0%
Days on Market Until Sale	30	24	- 20.0%	35	30	- 14.3%
Median Sales Price*	\$185,000	\$194,500	+ 5.1%	\$176,550	\$197,800	+ 12.0%
Average Sales Price*	\$218,421	\$226,893	+ 3.9%	\$208,210	\$224,826	+ 8.0%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	149	104	- 30.2%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--

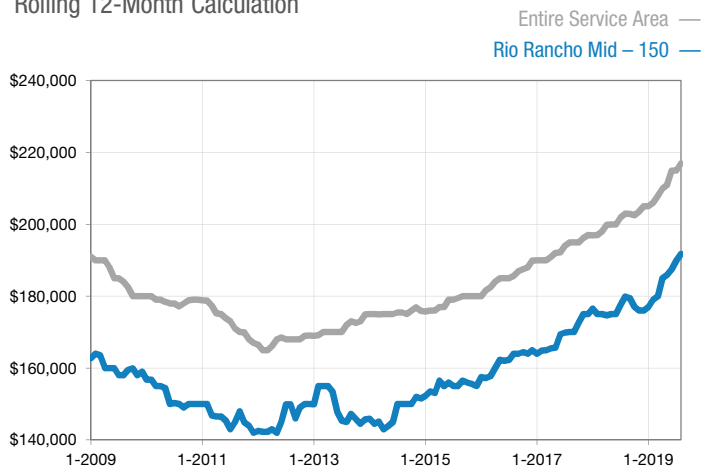
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	9	7	- 22.2%	62	59	- 4.8%
Pending Sales	9	11	+ 22.2%	47	50	+ 6.4%
Closed Sales	6	10	+ 66.7%	44	47	+ 6.8%
Days on Market Until Sale	24	34	+ 41.7%	38	44	+ 15.8%
Median Sales Price*	\$84,750	\$127,500	+ 50.4%	\$113,500	\$120,000	+ 5.7%
Average Sales Price*	\$107,833	\$147,650	+ 36.9%	\$123,155	\$131,579	+ 6.8%
Percent of List Price Received*	97.7%	98.0%	+ 0.3%	97.2%	97.7%	+ 0.5%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

* 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.

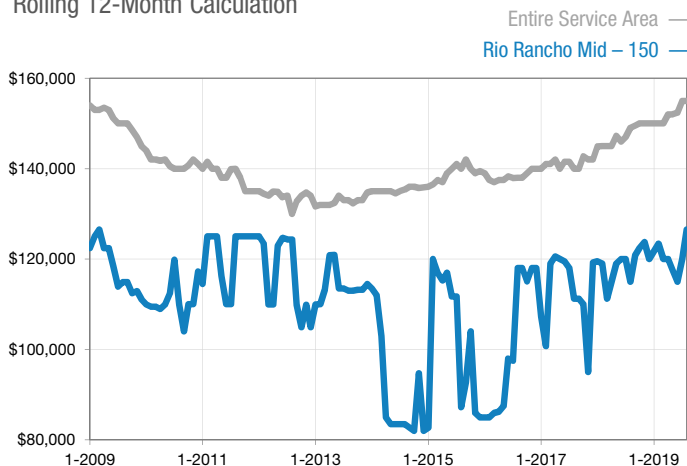
Median Sales Price - Single-Family Detached

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.