

# Local Market Update for May 2020

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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	35	29	- 17.1%	159	153	- 3.8%
Pending Sales	22	24	+ 9.1%	109	134	+ 22.9%
Closed Sales	26	28	+ 7.7%	97	112	+ 15.5%
Days on Market Until Sale	24	12	- 50.0%	38	23	- 39.5%
Median Sales Price*	\$265,000	\$271,000	+ 2.3%	\$255,000	\$276,250	+ 8.3%
Average Sales Price*	\$273,623	\$295,621	+ 8.0%	\$278,713	\$299,812	+ 7.6%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	61	20	- 67.2%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

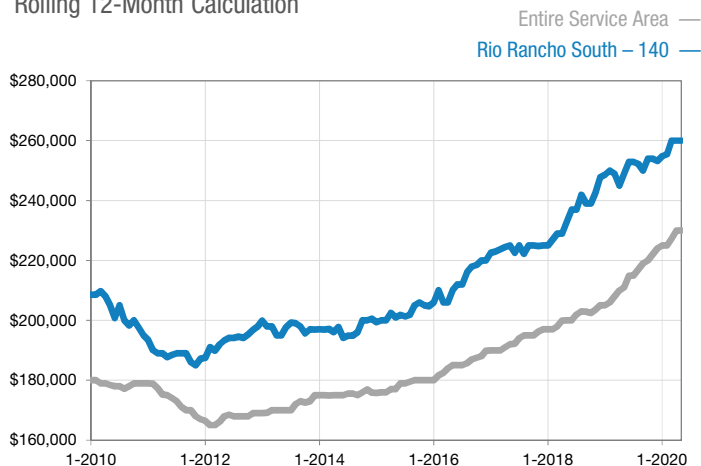
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	5	1	- 80.0%	13	13	0.0%
Pending Sales	5	2	- 60.0%	14	11	- 21.4%
Closed Sales	1	0	- 100.0%	10	11	+ 10.0%
Days on Market Until Sale	15	--	--	32	8	- 75.0%
Median Sales Price*	\$179,000	--	--	\$173,500	\$179,000	+ 3.2%
Average Sales Price*	\$179,000	--	--	\$165,150	\$211,800	+ 28.2%
Percent of List Price Received*	100.0%	--	--	98.3%	99.6%	+ 1.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

\* 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.

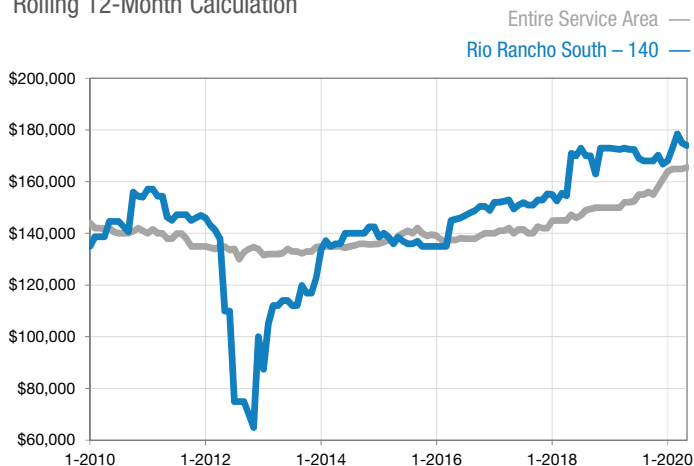
### Median Sales Price - Single-Family Detached

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.