

Local Market Update for May 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Rio Rancho North – 160

East of Unser Blvd NE, South of Northwest Loop / Hwy 550, West of Rio Rancho Blvd, North of Paseo del Volcan

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	49	58	+ 18.4%	235	261	+ 11.1%
Pending Sales	26	59	+ 126.9%	178	199	+ 11.8%
Closed Sales	45	38	- 15.6%	156	153	- 1.9%
Days on Market Until Sale	42	36	- 14.3%	46	46	0.0%
Median Sales Price*	\$275,000	\$281,495	+ 2.4%	\$266,500	\$268,000	+ 0.6%
Average Sales Price*	\$279,890	\$275,762	- 1.5%	\$275,953	\$281,515	+ 2.0%
Percent of List Price Received*	98.8%	100.1%	+ 1.3%	98.7%	99.5%	+ 0.8%
Inventory of Homes for Sale	95	87	- 8.4%	--	--	--
Months Supply of Inventory	3.4	2.3	- 32.4%	--	--	--

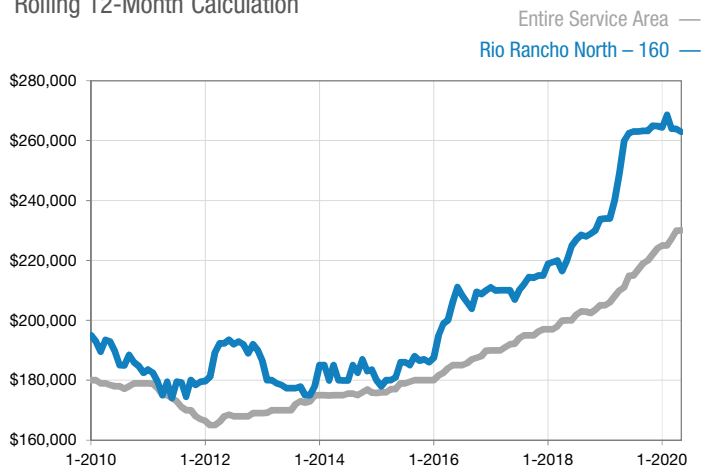
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	2	--
Median Sales Price*	--	--	--	--	\$180,000	--
Average Sales Price*	--	--	--	--	\$180,000	--
Percent of List Price Received*	--	--	--	--	100.0%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

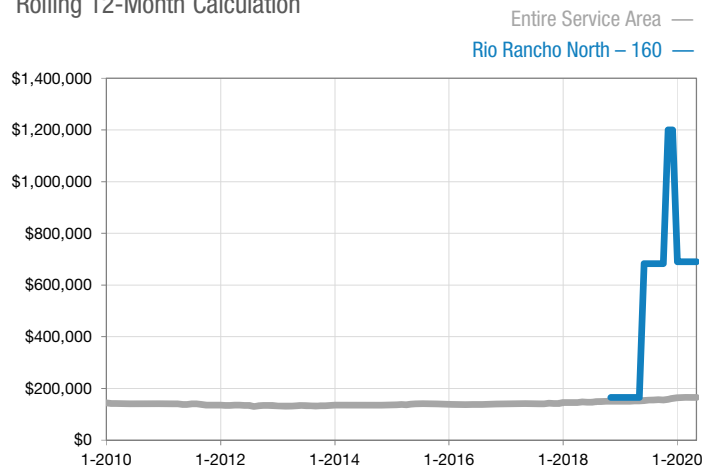
Median Sales Price - Single-Family Detached

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.