

Local Market Update for May 2020

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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	87	79	- 9.2%	379	306	- 19.3%
Pending Sales	64	87	+ 35.9%	327	300	- 8.3%
Closed Sales	81	47	- 42.0%	304	261	- 14.1%
Days on Market Until Sale	18	17	- 5.6%	32	29	- 9.4%
Median Sales Price*	\$205,000	\$219,900	+ 7.3%	\$190,250	\$215,000	+ 13.0%
Average Sales Price*	\$230,894	\$240,198	+ 4.0%	\$219,419	\$238,140	+ 8.5%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	105	41	- 61.0%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--

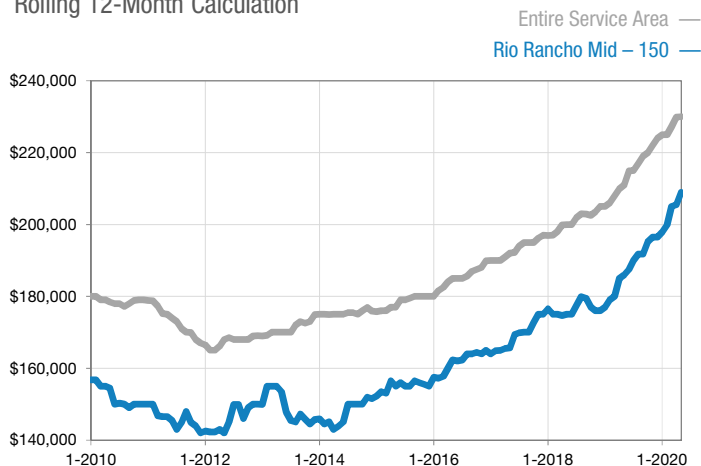
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	8	5	- 37.5%	33	28	- 15.2%
Pending Sales	4	5	+ 25.0%	24	28	+ 16.7%
Closed Sales	7	4	- 42.9%	28	25	- 10.7%
Days on Market Until Sale	47	20	- 57.4%	43	35	- 18.6%
Median Sales Price*	\$107,000	\$192,450	+ 79.9%	\$111,000	\$135,500	+ 22.1%
Average Sales Price*	\$120,714	\$178,225	+ 47.6%	\$122,136	\$143,953	+ 17.9%
Percent of List Price Received*	98.4%	95.4%	- 3.0%	98.2%	96.0%	- 2.2%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--

* 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.

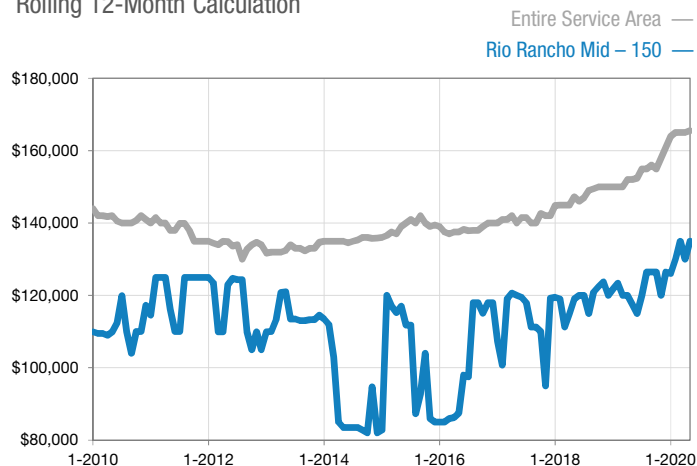
Median Sales Price - Single-Family Detached

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.