

Local Market Update for February 2017

This is 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 | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 77 | 59 | - 23.4% | 126 | 135 | + 7.1% |
| Pending Sales | 66 | 64 | - 3.0% | 112 | 117 | + 4.5% |
| Closed Sales | 39 | 34 | - 12.8% | 76 | 72 | - 5.3% |
| Days on Market Until Sale | 74 | 47 | - 36.5% | 74 | 61 | - 17.6% |
| Median Sales Price* | \$150,000 | \$161,500 | + 7.7% | \$170,950 | \$162,000 | - 5.2% |
| Average Sales Price* | \$179,659 | \$182,683 | + 1.7% | \$199,234 | \$186,633 | - 6.3% |
| Percent of List Price Received* | 96.2% | 98.8% | + 2.7% | 96.4% | 98.5% | + 2.2% |
| Inventory of Homes for Sale | 170 | 134 | - 21.2% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 2.3 | - 23.3% | -- | -- | -- |

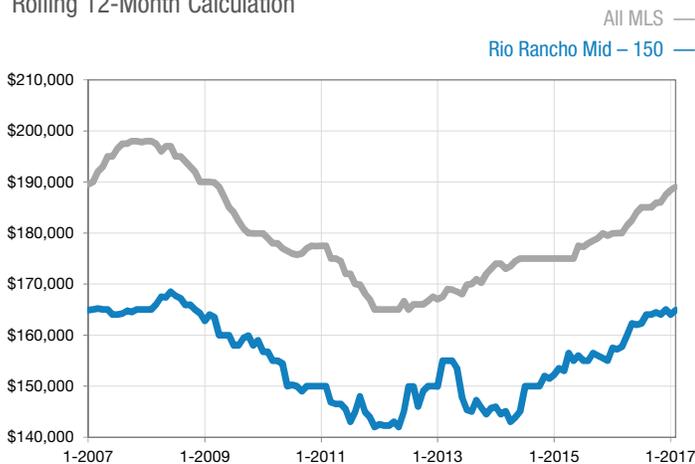
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|-----------------|----------------|
| | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 7 | 9 | + 28.6% | 13 | 19 | + 46.2% |
| Pending Sales | 3 | 5 | + 66.7% | 7 | 12 | + 71.4% |
| Closed Sales | 5 | 3 | - 40.0% | 10 | 7 | - 30.0% |
| Days on Market Until Sale | 111 | 14 | - 87.4% | 70 | 24 | - 65.7% |
| Median Sales Price* | \$150,900 | \$65,000 | - 56.9% | \$129,000 | \$84,000 | - 34.9% |
| Average Sales Price* | \$139,380 | \$102,500 | - 26.5% | \$129,100 | \$92,000 | - 28.7% |
| Percent of List Price Received* | 96.9% | 93.5% | - 3.5% | 96.3% | 97.7% | + 1.5% |
| Inventory of Homes for Sale | 16 | 14 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 3.2 | + 28.0% | -- | -- | -- |

* 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.

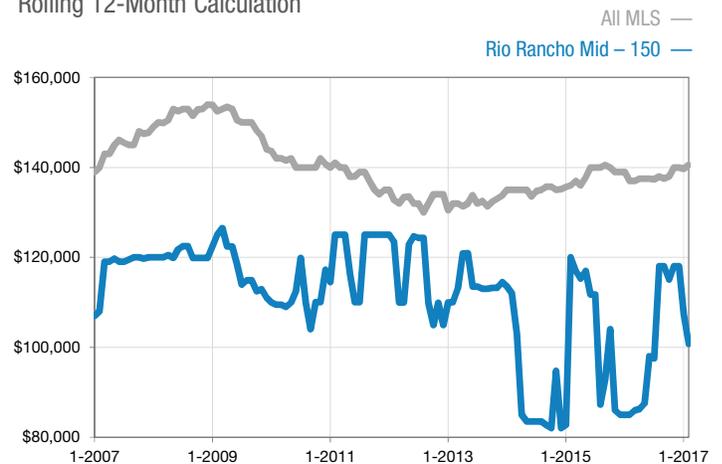
Median Sales Price - Single-Family Detached

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.