

Local Market Update for February 2017

This is 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	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	39	31	- 20.5%	67	60	- 10.4%
Pending Sales	24	18	- 25.0%	44	40	- 9.1%
Closed Sales	15	14	- 6.7%	26	33	+ 26.9%
Days on Market Until Sale	91	46	- 49.5%	76	60	- 21.1%
Median Sales Price*	\$205,000	\$195,650	- 4.6%	\$198,500	\$209,900	+ 5.7%
Average Sales Price*	\$231,667	\$202,657	- 12.5%	\$217,300	\$216,776	- 0.2%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	97.1%	97.9%	+ 0.8%
Inventory of Homes for Sale	71	55	- 22.5%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--

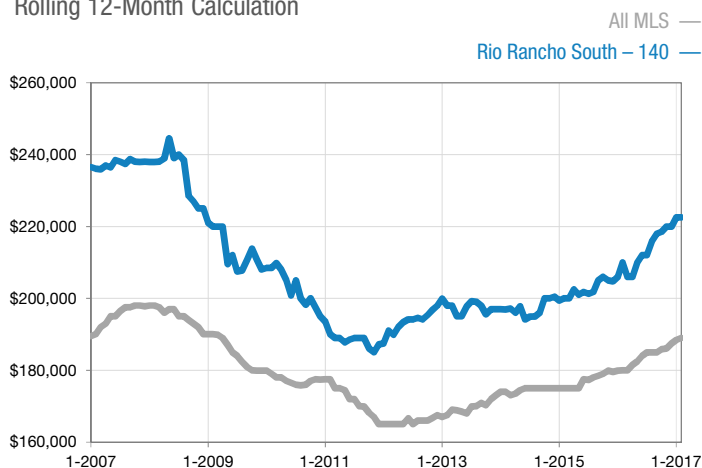
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	4	2	- 50.0%	8	4	- 50.0%
Pending Sales	1	3	+ 200.0%	3	6	+ 100.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	144	97	- 32.6%	82	92	+ 12.2%
Median Sales Price*	\$162,000	\$189,900	+ 17.2%	\$135,000	\$155,200	+ 15.0%
Average Sales Price*	\$162,000	\$189,900	+ 17.2%	\$129,875	\$151,325	+ 16.5%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	99.7%	93.6%	- 6.1%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	3.9	1.1	- 71.8%	--	--	--

* 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.

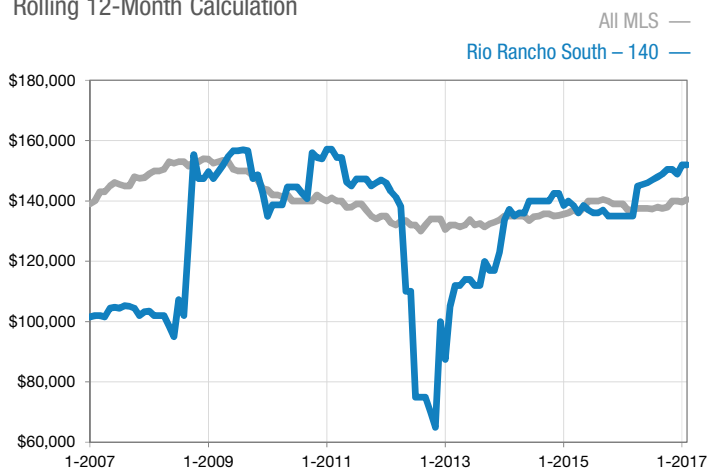
Median Sales Price - Single-Family Detached

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.