

Local Market Update for February 2017

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.



Rio Communities, Tierra Grande – 760

East of Hwy 304 to Manzano Mountains, South of Manzano to Hwy 60 / Socorro County

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	17	5	- 70.6%	22	13	- 40.9%
Pending Sales	5	6	+ 20.0%	14	13	- 7.1%
Closed Sales	7	4	- 42.9%	16	9	- 43.8%
Days on Market Until Sale	87	100	+ 14.9%	129	63	- 51.2%
Median Sales Price*	\$110,000	\$97,510	- 11.4%	\$99,000	\$130,000	+ 31.3%
Average Sales Price*	\$94,286	\$90,002	- 4.5%	\$92,025	\$120,556	+ 31.0%
Percent of List Price Received*	96.8%	95.2%	- 1.7%	100.6%	96.6%	- 4.0%
Inventory of Homes for Sale	44	38	- 13.6%	--	--	--
Months Supply of Inventory	6.5	6.9	+ 6.2%	--	--	--

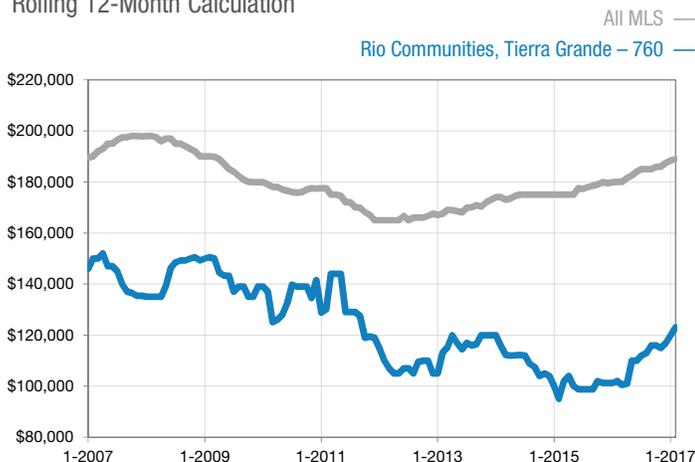
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	5	2	- 60.0%	6	8	+ 33.3%
Pending Sales	1	4	+ 300.0%	1	6	+ 500.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	59	116	+ 96.6%	59	116	+ 96.6%
Median Sales Price*	\$65,950	\$36,874	- 44.1%	\$65,950	\$36,874	- 44.1%
Average Sales Price*	\$65,950	\$36,874	- 44.1%	\$65,950	\$36,874	- 44.1%
Percent of List Price Received*	95.1%	74.5%	- 21.7%	95.1%	74.5%	- 21.7%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	6.2	3.9	- 37.1%	--	--	--

* 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.

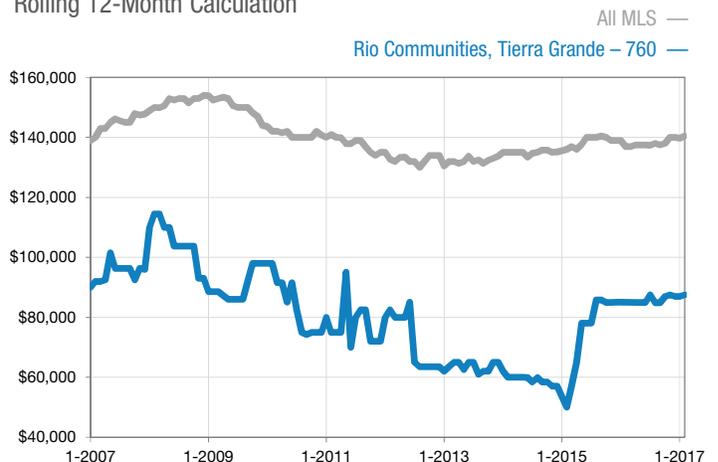
Median Sales Price - Single-Family Detached

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.