

Local Market Update for September 2016

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	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	14	11	- 21.4%	110	93	- 15.5%
Pending Sales	9	4	- 55.6%	56	56	0.0%
Closed Sales	7	8	+ 14.3%	54	58	+ 7.4%
Days on Market Until Sale	114	115	+ 0.9%	103	114	+ 10.7%
Median Sales Price*	\$100,000	\$135,000	+ 35.0%	\$100,000	\$116,000	+ 16.0%
Average Sales Price*	\$103,329	\$147,315	+ 42.6%	\$110,098	\$115,875	+ 5.2%
Percent of List Price Received*	97.0%	94.2%	- 2.9%	96.1%	97.3%	+ 1.2%
Inventory of Homes for Sale	66	43	- 34.8%	--	--	--
Months Supply of Inventory	11.0	6.7	- 39.1%	--	--	--

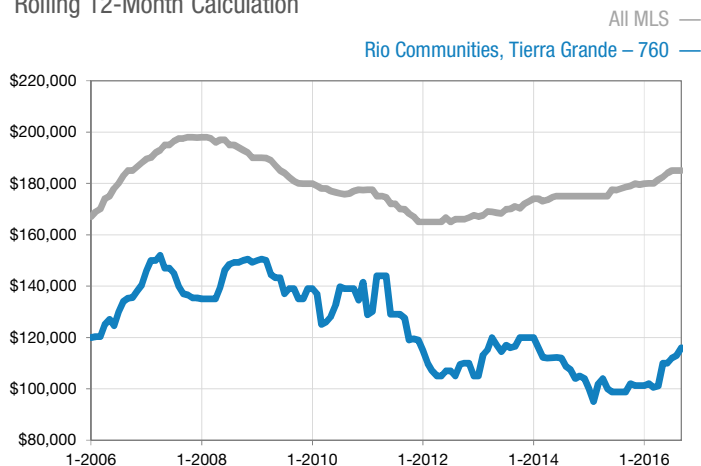
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	2	2	0.0%	16	20	+ 25.0%
Pending Sales	1	2	+ 100.0%	12	11	- 8.3%
Closed Sales	0	2	--	10	9	- 10.0%
Days on Market Until Sale	--	114	--	193	103	- 46.6%
Median Sales Price*	--	\$83,500	--	\$85,750	\$79,000	- 7.9%
Average Sales Price*	--	\$83,500	--	\$85,490	\$80,755	- 5.5%
Percent of List Price Received*	--	99.4%	--	94.5%	96.7%	+ 2.3%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	6.0	3.4	- 43.3%	--	--	--

* 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.

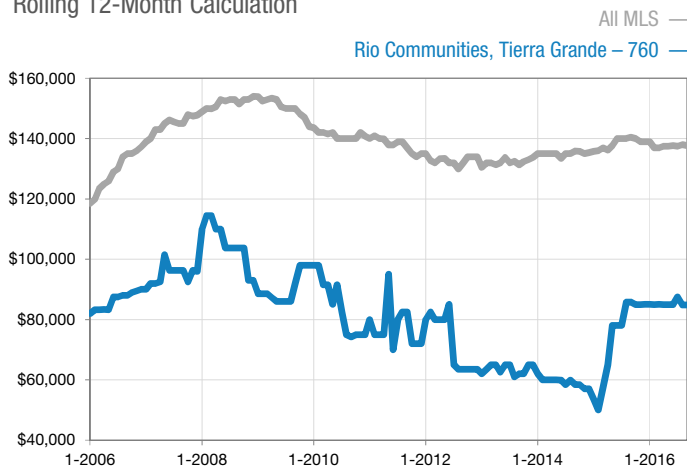
Median Sales Price - Single-Family Detached

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.