

# Local Market Update for September 2016

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	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	14	27	+ 92.9%	290	341	+ 17.6%
Pending Sales	16	18	+ 12.5%	207	232	+ 12.1%
Closed Sales	18	26	+ 44.4%	211	218	+ 3.3%
Days on Market Until Sale	83	39	- 53.0%	74	44	- 40.5%
Median Sales Price*	\$217,950	\$233,250	+ 7.0%	\$200,000	\$220,000	+ 10.0%
Average Sales Price*	\$242,930	\$234,085	- 3.6%	\$217,084	\$232,767	+ 7.2%
Percent of List Price Received*	97.0%	98.3%	+ 1.3%	97.6%	98.0%	+ 0.4%
Inventory of Homes for Sale	74	71	- 4.1%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--

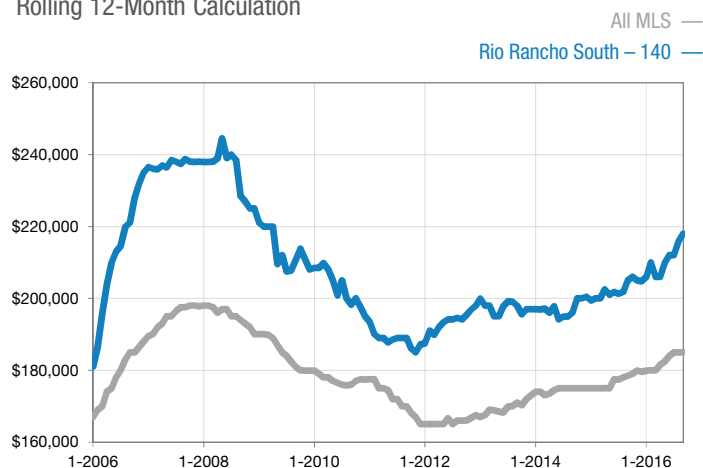
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	1	2	+ 100.0%	39	33	- 15.4%
Pending Sales	4	1	- 75.0%	29	24	- 17.2%
Closed Sales	2	1	- 50.0%	23	24	+ 4.3%
Days on Market Until Sale	22	10	- 54.5%	82	52	- 36.6%
Median Sales Price*	\$159,250	\$170,000	+ 6.8%	\$135,000	\$156,750	+ 16.1%
Average Sales Price*	\$159,250	\$170,000	+ 6.8%	\$126,656	\$147,333	+ 16.3%
Percent of List Price Received*	97.1%	98.8%	+ 1.8%	95.9%	97.5%	+ 1.7%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	3.7	2.4	- 35.1%	--	--	--

\* 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.

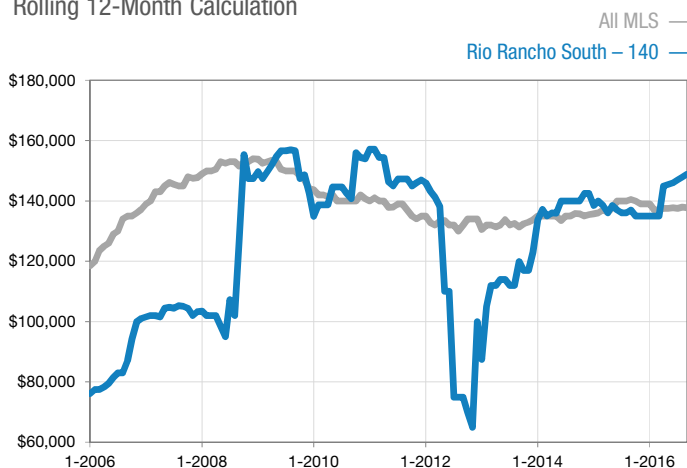
### Median Sales Price - Single-Family Detached

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.