

Local Market Update for October 2016

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	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	83	66	- 20.5%	855	819	- 4.2%
Pending Sales	47	54	+ 14.9%	589	633	+ 7.5%
Closed Sales	54	59	+ 9.3%	568	595	+ 4.8%
Days on Market Until Sale	57	47	- 17.5%	62	49	- 21.0%
Median Sales Price*	\$154,500	\$160,530	+ 3.9%	\$155,500	\$165,000	+ 6.1%
Average Sales Price*	\$183,387	\$185,416	+ 1.1%	\$177,103	\$194,839	+ 10.0%
Percent of List Price Received*	99.4%	97.7%	- 1.7%	97.9%	98.0%	+ 0.1%
Inventory of Homes for Sale	209	155	- 25.8%	--	--	--
Months Supply of Inventory	3.8	2.6	- 31.6%	--	--	--

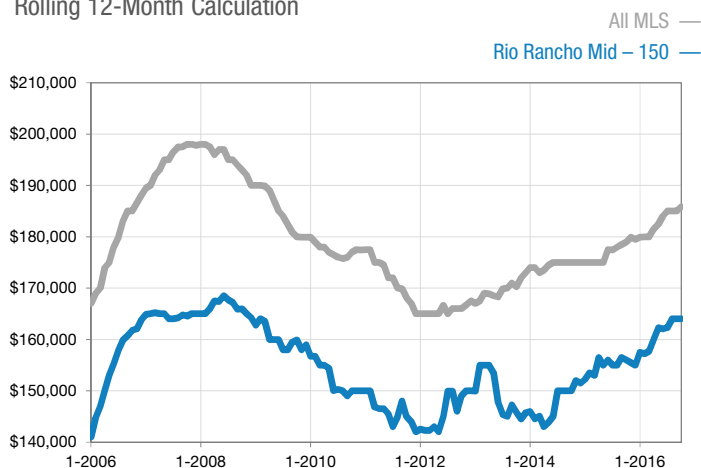
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	9	7	- 22.2%	87	59	- 32.2%
Pending Sales	3	7	+ 133.3%	66	44	- 33.3%
Closed Sales	8	3	- 62.5%	67	43	- 35.8%
Days on Market Until Sale	97	24	- 75.3%	81	55	- 32.1%
Median Sales Price*	\$115,168	\$71,000	- 38.4%	\$87,000	\$122,500	+ 40.8%
Average Sales Price*	\$127,854	\$118,333	- 7.4%	\$110,171	\$121,047	+ 9.9%
Percent of List Price Received*	96.2%	95.8%	- 0.4%	95.7%	97.2%	+ 1.6%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	4.1	2.5	- 39.0%	--	--	--

* 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.

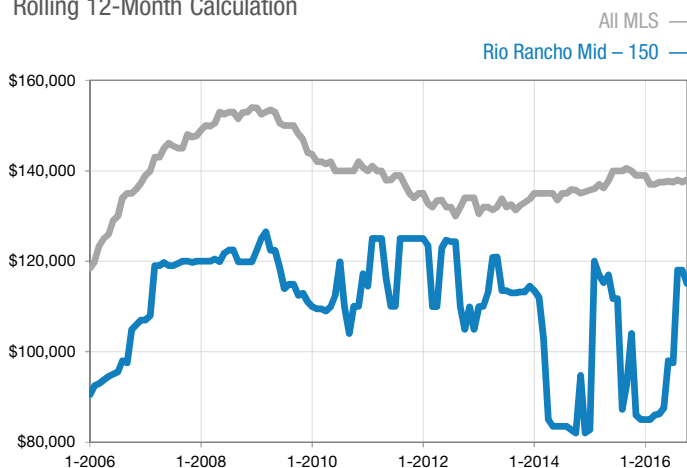
Median Sales Price - Single-Family Detached

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.