

Local Market Update for October 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	35	25	- 28.6%	325	366	+ 12.6%
Pending Sales	21	27	+ 28.6%	228	255	+ 11.8%
Closed Sales	22	17	- 22.7%	233	235	+ 0.9%
Days on Market Until Sale	64	40	- 37.5%	73	44	- 39.7%
Median Sales Price*	\$214,000	\$219,000	+ 2.3%	\$202,000	\$220,000	+ 8.9%
Average Sales Price*	\$229,722	\$246,842	+ 7.5%	\$218,278	\$233,785	+ 7.1%
Percent of List Price Received*	96.9%	97.1%	+ 0.2%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	77	68	- 11.7%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--

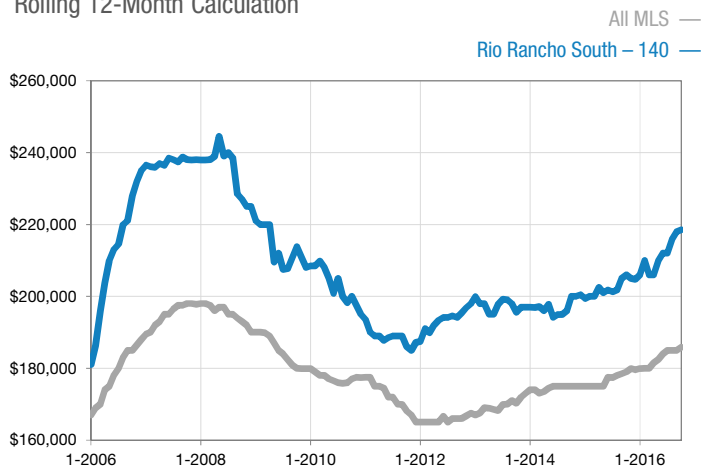
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	2	4	+ 100.0%	41	37	- 9.8%
Pending Sales	1	1	0.0%	30	25	- 16.7%
Closed Sales	4	3	- 25.0%	27	27	0.0%
Days on Market Until Sale	63	52	- 17.5%	79	52	- 34.2%
Median Sales Price*	\$62,250	\$146,000	+ 134.5%	\$135,000	\$152,000	+ 12.6%
Average Sales Price*	\$86,688	\$139,967	+ 61.5%	\$120,735	\$146,515	+ 21.4%
Percent of List Price Received*	94.6%	95.3%	+ 0.7%	95.7%	97.2%	+ 1.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

* 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.

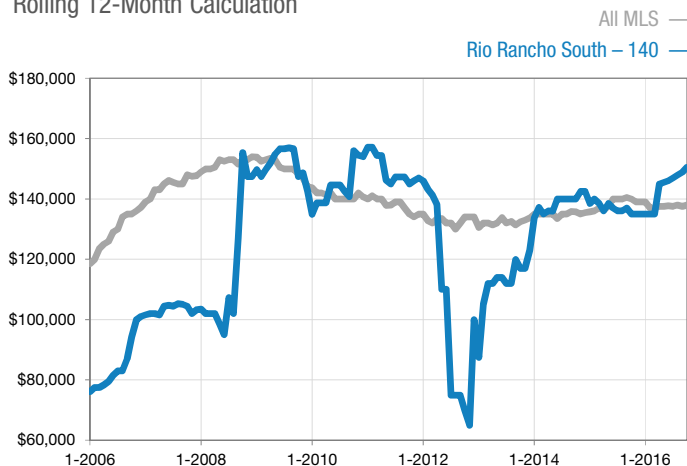
Median Sales Price - Single-Family Detached

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.