

Local Market Update for October 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	11	8	- 27.3%	121	101	- 16.5%
Pending Sales	8	2	- 75.0%	64	57	- 10.9%
Closed Sales	5	3	- 40.0%	59	61	+ 3.4%
Days on Market Until Sale	110	44	- 60.0%	103	110	+ 6.8%
Median Sales Price*	\$135,000	\$140,900	+ 4.4%	\$100,500	\$117,000	+ 16.4%
Average Sales Price*	\$119,360	\$123,800	+ 3.7%	\$110,883	\$116,264	+ 4.9%
Percent of List Price Received*	96.5%	94.3%	- 2.3%	96.1%	97.1%	+ 1.0%
Inventory of Homes for Sale	61	41	- 32.8%	--	--	--
Months Supply of Inventory	9.8	7.0	- 28.6%	--	--	--

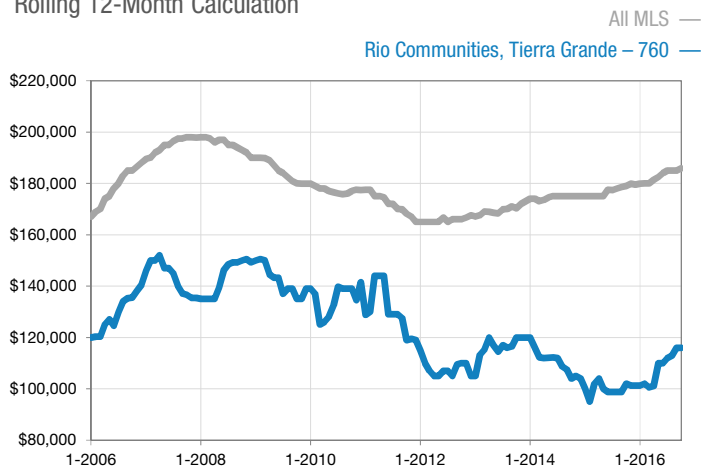
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	1	0	- 100.0%	17	20	+ 17.6%
Pending Sales	0	0	0.0%	12	11	- 8.3%
Closed Sales	2	3	+ 50.0%	12	12	0.0%
Days on Market Until Sale	199	28	- 85.9%	194	84	- 56.7%
Median Sales Price*	\$84,850	\$87,000	+ 2.5%	\$84,950	\$83,000	- 2.3%
Average Sales Price*	\$84,850	\$74,633	- 12.0%	\$85,383	\$79,225	- 7.2%
Percent of List Price Received*	100.0%	101.9%	+ 1.9%	95.5%	98.0%	+ 2.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	6.7	3.4	- 49.3%	--	--	--

* 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.

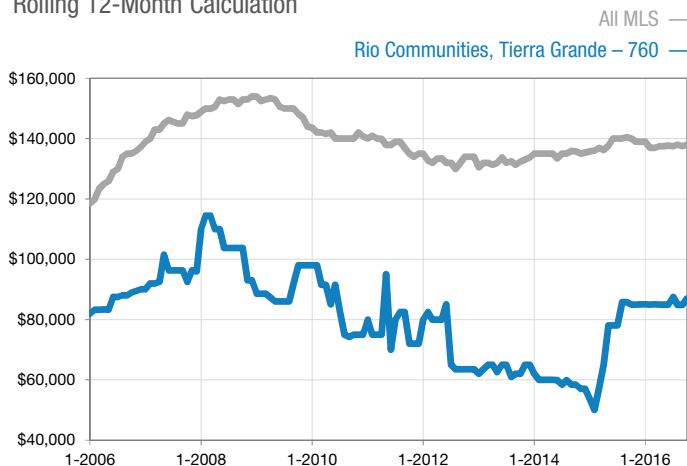
Median Sales Price - Single-Family Detached

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.