

Local Market Update for November 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	3	8	+ 166.7%	124	110	- 11.3%
Pending Sales	7	6	- 14.3%	71	61	- 14.1%
Closed Sales	8	5	- 37.5%	67	66	- 1.5%
Days on Market Until Sale	60	77	+ 28.3%	98	108	+ 10.2%
Median Sales Price*	\$124,250	\$115,000	- 7.4%	\$102,000	\$116,000	+ 13.7%
Average Sales Price*	\$115,688	\$155,000	+ 34.0%	\$111,457	\$119,199	+ 6.9%
Percent of List Price Received*	96.2%	96.4%	+ 0.2%	96.1%	97.1%	+ 1.0%
Inventory of Homes for Sale	47	44	- 6.4%	--	--	--
Months Supply of Inventory	7.1	7.2	+ 1.4%	--	--	--

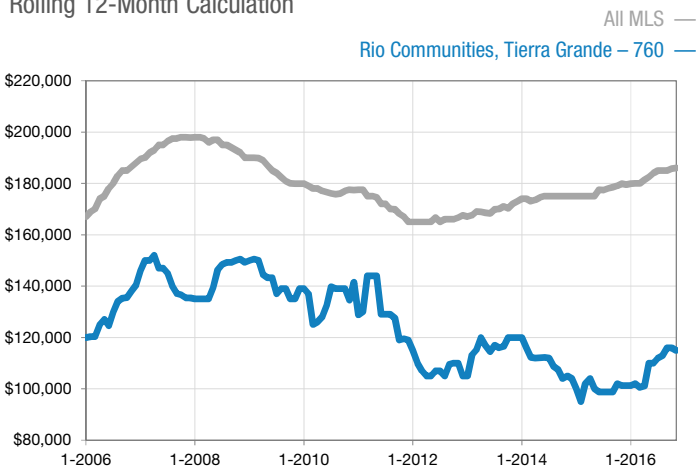
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	0	1	--	17	21	+ 23.5%
Pending Sales	1	0	- 100.0%	13	11	- 15.4%
Closed Sales	0	1	--	12	13	+ 8.3%
Days on Market Until Sale	--	86	--	194	84	- 56.7%
Median Sales Price*	--	\$99,900	--	\$84,950	\$87,000	+ 2.4%
Average Sales Price*	--	\$99,900	--	\$85,383	\$80,815	- 5.4%
Percent of List Price Received*	--	100.0%	--	95.5%	98.1%	+ 2.7%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	4.8	3.2	- 33.3%	--	--	--

* 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.

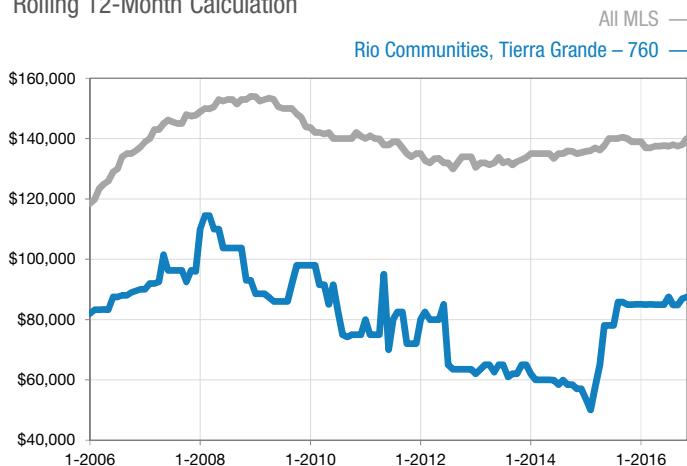
Median Sales Price - Single-Family Detached

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.