

Local Market Update for November 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	24	30	+ 25.0%	349	395	+ 13.2%
Pending Sales	13	16	+ 23.1%	241	269	+ 11.6%
Closed Sales	15	15	0.0%	248	250	+ 0.8%
Days on Market Until Sale	76	54	- 28.9%	73	44	- 39.7%
Median Sales Price*	\$195,000	\$228,500	+ 17.2%	\$201,770	\$220,000	+ 9.0%
Average Sales Price*	\$203,676	\$250,894	+ 23.2%	\$217,394	\$234,656	+ 7.9%
Percent of List Price Received*	97.9%	98.6%	+ 0.7%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	79	66	- 16.5%	--	--	--
Months Supply of Inventory	3.6	2.8	- 22.2%	--	--	--

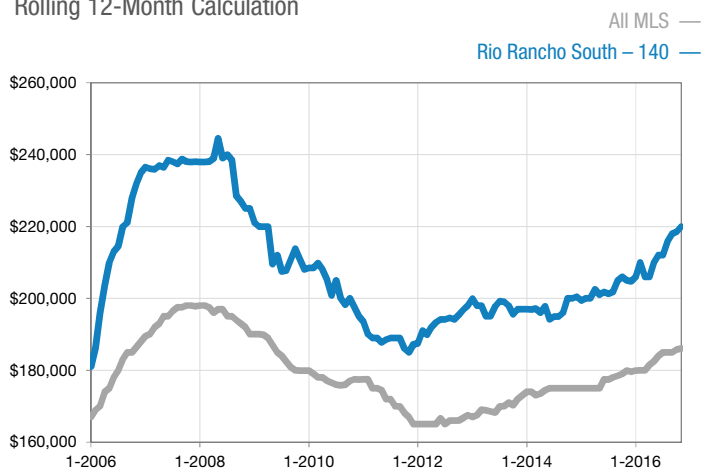
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	2	3	+ 50.0%	43	40	- 7.0%
Pending Sales	1	3	+ 200.0%	31	28	- 9.7%
Closed Sales	2	2	0.0%	29	29	0.0%
Days on Market Until Sale	15	25	+ 66.7%	75	50	- 33.3%
Median Sales Price*	\$135,000	\$103,500	- 23.3%	\$135,000	\$148,900	+ 10.3%
Average Sales Price*	\$135,000	\$103,500	- 23.3%	\$121,719	\$143,548	+ 17.9%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	95.9%	97.4%	+ 1.6%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--

* 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.

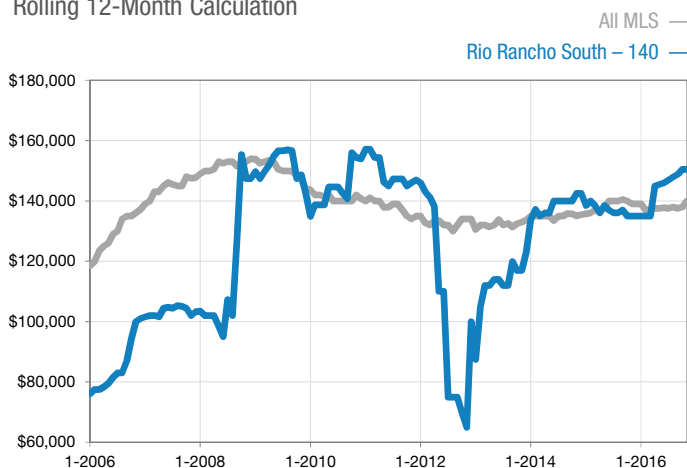
Median Sales Price - Single-Family Detached

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.