

Local Market Update for July 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 | July | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|------------------|----------------|
| | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 15 | 10 | - 33.3% | 85 | 72 | - 15.3% |
| Pending Sales | 7 | 6 | - 14.3% | 42 | 48 | + 14.3% |
| Closed Sales | 5 | 2 | - 60.0% | 43 | 45 | + 4.7% |
| Days on Market Until Sale | 60 | 22 | - 63.3% | 108 | 120 | + 11.1% |
| Median Sales Price* | \$80,000 | \$164,000 | + 105.0% | \$97,500 | \$113,000 | + 15.9% |
| Average Sales Price* | \$97,400 | \$164,000 | + 68.4% | \$112,147 | \$107,616 | - 4.0% |
| Percent of List Price Received* | 94.2% | 97.7% | + 3.7% | 95.7% | 98.3% | + 2.7% |
| Inventory of Homes for Sale | 73 | 42 | - 42.5% | -- | -- | -- |
| Months Supply of Inventory | 12.7 | 6.1 | - 52.0% | -- | -- | -- |

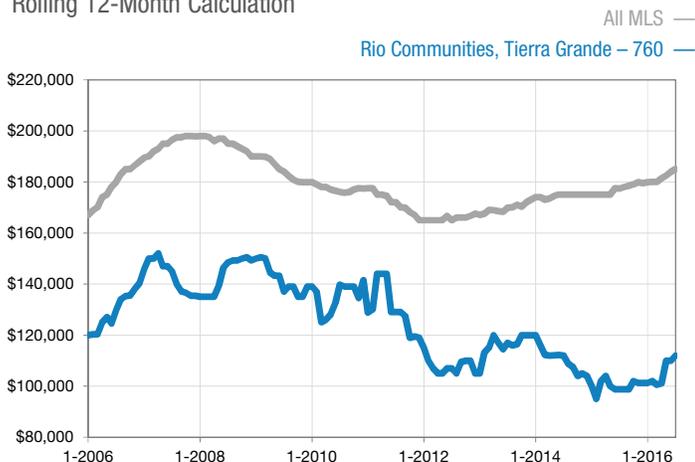
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|-----------------|----------------|
| | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 4 | -- | 11 | 15 | + 36.4% |
| Pending Sales | 2 | 1 | - 50.0% | 10 | 7 | - 30.0% |
| Closed Sales | 4 | 1 | - 75.0% | 8 | 7 | - 12.5% |
| Days on Market Until Sale | 181 | 121 | - 33.1% | 189 | 100 | - 47.1% |
| Median Sales Price* | \$77,500 | \$118,000 | + 52.3% | \$81,500 | \$77,900 | - 4.4% |
| Average Sales Price* | \$69,625 | \$118,000 | + 69.5% | \$78,125 | \$79,971 | + 2.4% |
| Percent of List Price Received* | 93.5% | 94.5% | + 1.1% | 93.6% | 95.9% | + 2.5% |
| Inventory of Homes for Sale | 9 | 7 | - 22.2% | -- | -- | -- |
| Months Supply of Inventory | 5.7 | 4.7 | - 17.5% | -- | -- | -- |

* 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.

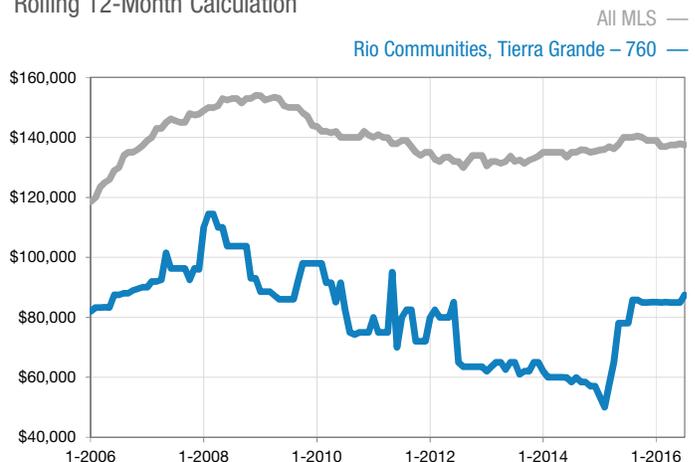
Median Sales Price - Single-Family Detached

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.