

# Local Market Update for July 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	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	31	47	+ 51.6%	241	278	+ 15.4%
Pending Sales	26	31	+ 19.2%	170	185	+ 8.8%
Closed Sales	29	28	- 3.4%	167	162	- 3.0%
Days on Market Until Sale	87	26	- 70.1%	78	44	- 43.6%
Median Sales Price*	\$206,000	<b>\$226,745</b>	+ 10.1%	\$199,900	<b>\$212,000</b>	+ 6.1%
Average Sales Price*	\$212,127	<b>\$239,179</b>	+ 12.8%	\$213,589	<b>\$226,270</b>	+ 5.9%
Percent of List Price Received*	97.6%	<b>98.6%</b>	+ 1.0%	97.4%	<b>97.8%</b>	+ 0.4%
Inventory of Homes for Sale	85	80	- 5.9%	--	--	--
Months Supply of Inventory	4.0	3.6	- 10.0%	--	--	--

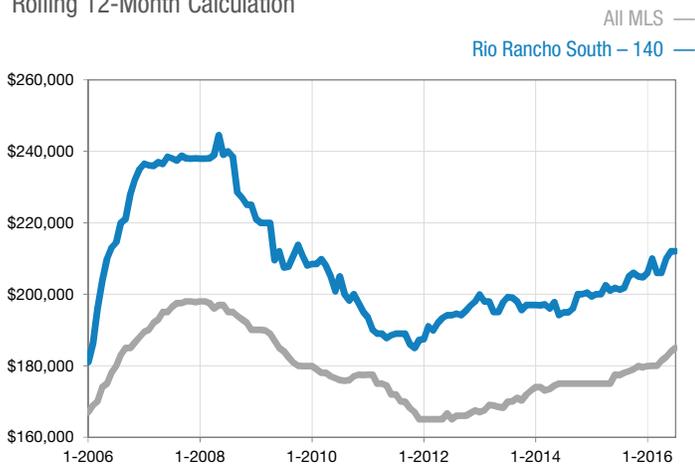
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	7	4	- 42.9%	33	28	- 15.2%
Pending Sales	0	2	--	20	20	0.0%
Closed Sales	3	3	0.0%	20	21	+ 5.0%
Days on Market Until Sale	119	58	- 51.3%	83	56	- 32.5%
Median Sales Price*	\$75,000	<b>\$185,000</b>	+ 146.7%	\$135,000	<b>\$152,000</b>	+ 12.6%
Average Sales Price*	\$100,167	<b>\$154,667</b>	+ 54.4%	\$126,930	<b>\$148,190</b>	+ 16.7%
Percent of List Price Received*	97.6%	<b>94.0%</b>	- 3.7%	95.5%	<b>97.3%</b>	+ 1.9%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	6.9	2.4	- 65.2%	--	--	--

\* 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.

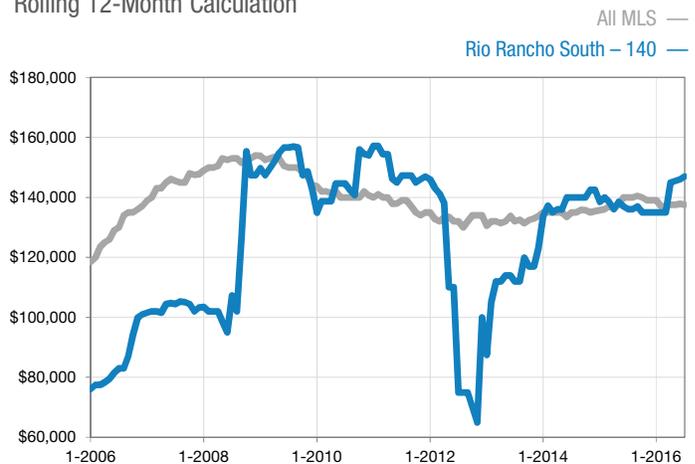
### Median Sales Price - Single-Family Detached

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.