Local Market Update for July 2016

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.

gaar

Rio Rancho Mid – 150

East of Rainbow Blvd, South of Northern Blvd, West of Corrales, North of Southern Blvd

Single-Family Detached

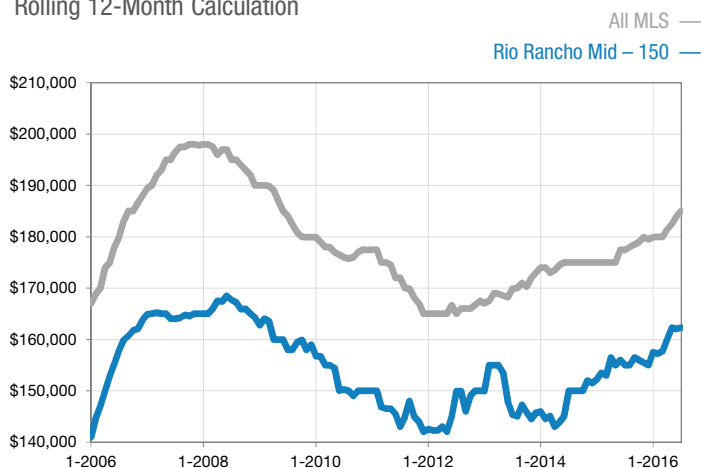| Key Metrics	July 2015	July 2016	Percent Change	Year to Date Thru 7-2015	Year to Date Thru 7-2016	Percent Change
New Listings	82	76	- 7.3%	618	581	- 6.0%
Pending Sales	53	65	+ 22.6%	429	458	+ 6.8%
Closed Sales	79	72	- 8.9%	398	412	+ 3.5%
Days on Market Until Sale	67	42	- 37.3%	63	54	- 14.3%
Median Sales Price*	$167,000	$167,750	+ 0.4%	$155,500	$164,950	+ 6.1%
Average Sales Price*	$181,732	$194,121	+ 6.8%	$177,207	$194,131	+ 9.6%
Percent of List Price Received*	97.2%	98.1%	+ 0.9%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	240	163	- 32.1%	--	--	--
Months Supply of Inventory	4.4	2.8	- 36.4%	--	--	--

* 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

Key Metrics	July 2015	July 2016	Percent Change	Year to Date Thru 7-2015	Year to Date Thru 7-2016	Percent Change
New Listings	8	5	- 37.5%	64	43	- 32.8%
Pending Sales	4	7	+ 75.0%	42	30	- 28.6%
Closed Sales	9	3	- 66.7%	43	30	- 30.2%
Days on Market Until Sale	67	66	- 1.5%	67	61	- 9.0%
Median Sales Price*	$135,000	$145,000	+ 7.4%	$98,000	$116,050	+ 18.4%
Average Sales Price*	$126,775	$131,667	+ 3.9%	$111,491	$113,733	+ 2.0%
Percent of List Price Received*	97.0%	97.5%	+ 0.5%	95.8%	97.0%	+ 1.3%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	5.8	2.1	- 63.8%	--	--	--

* 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.
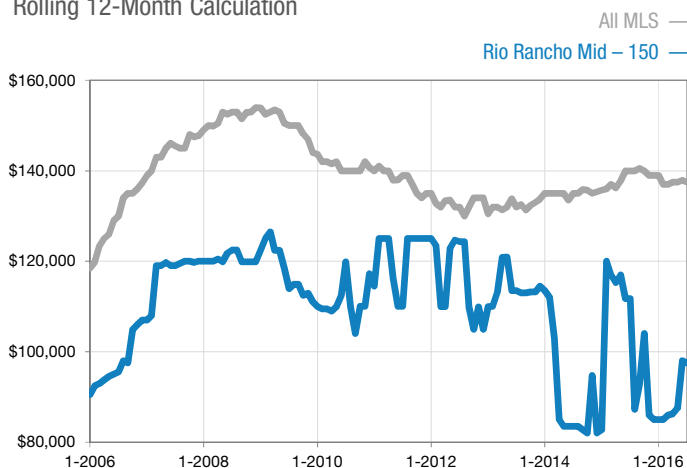
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Rio Rancho Mid – 150 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
Rio Rancho Mid – 150 —

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.