

Local Market Update for December 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	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	6	6	0.0%	130	116	- 10.8%
Pending Sales	6	5	- 16.7%	77	64	- 16.9%
Closed Sales	9	0	- 100.0%	76	67	- 11.8%
Days on Market Until Sale	92	--	--	97	108	+ 11.3%
Median Sales Price*	\$100,000	--	--	\$101,250	\$117,000	+ 15.6%
Average Sales Price*	\$110,850	--	--	\$111,385	\$119,897	+ 7.6%
Percent of List Price Received*	94.1%	--	--	95.9%	97.0%	+ 1.1%
Inventory of Homes for Sale	42	41	- 2.4%	--	--	--
Months Supply of Inventory	6.5	7.0	+ 7.7%	--	--	--

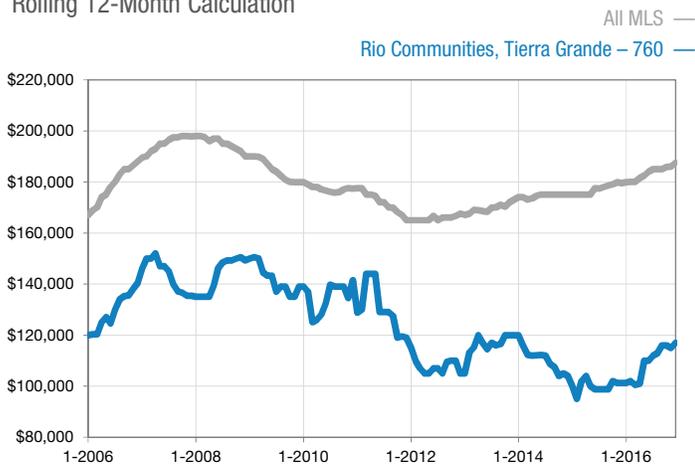
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	2	2	0.0%	19	23	+ 21.1%
Pending Sales	2	0	- 100.0%	15	11	- 26.7%
Closed Sales	1	0	- 100.0%	13	13	0.0%
Days on Market Until Sale	72	--	--	184	84	- 54.3%
Median Sales Price*	\$90,000	--	--	\$85,000	\$87,000	+ 2.4%
Average Sales Price*	\$90,000	--	--	\$85,738	\$80,815	- 5.7%
Percent of List Price Received*	81.8%	--	--	94.4%	98.1%	+ 3.9%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 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.

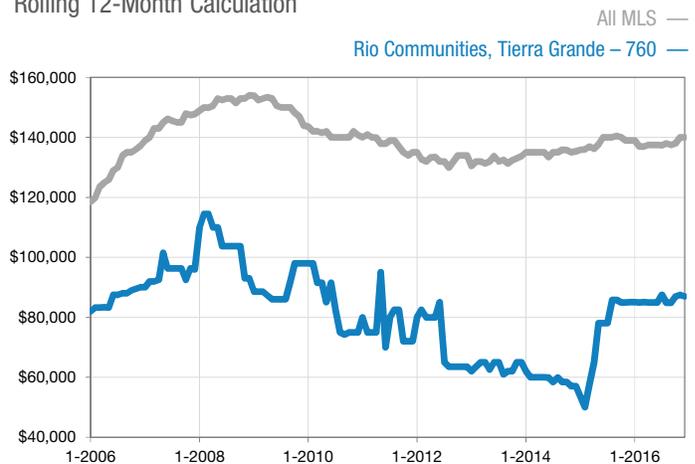
Median Sales Price - Single-Family Detached

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.