

Local Market Update for December 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	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	18	12	- 33.3%	367	407	+ 10.9%
Pending Sales	14	24	+ 71.4%	255	286	+ 12.2%
Closed Sales	18	22	+ 22.2%	266	272	+ 2.3%
Days on Market Until Sale	75	69	- 8.0%	73	46	- 37.0%
Median Sales Price*	\$217,000	\$215,750	- 0.6%	\$204,750	\$220,000	+ 7.4%
Average Sales Price*	\$235,056	\$224,884	- 4.3%	\$218,590	\$233,865	+ 7.0%
Percent of List Price Received*	97.8%	97.5%	- 0.3%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	74	47	- 36.5%	--	--	--
Months Supply of Inventory	3.5	2.0	- 42.9%	--	--	--

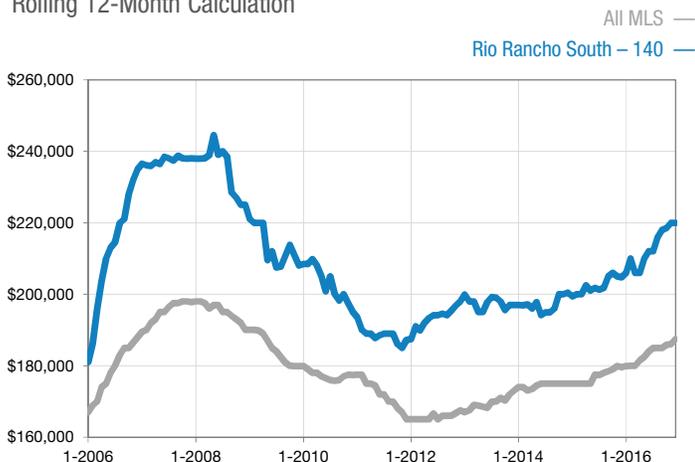
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	4	1	- 75.0%	47	41	- 12.8%
Pending Sales	4	3	- 25.0%	35	31	- 11.4%
Closed Sales	3	2	- 33.3%	32	31	- 3.1%
Days on Market Until Sale	57	29	- 49.1%	73	49	- 32.9%
Median Sales Price*	\$163,000	\$134,000	- 17.8%	\$135,000	\$148,900	+ 10.3%
Average Sales Price*	\$131,717	\$134,000	+ 1.7%	\$122,656	\$142,932	+ 16.5%
Percent of List Price Received*	106.2%	95.6%	- 10.0%	96.8%	97.3%	+ 0.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

* 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.

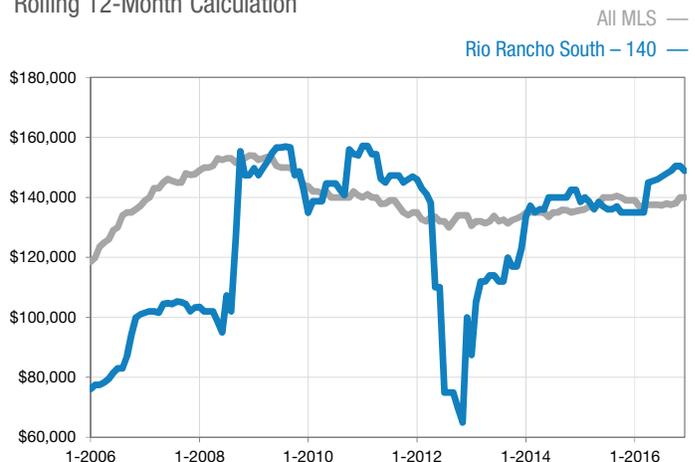
Median Sales Price - Single-Family Detached

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.