

Local Market Update for January 2017

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	January			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Pending Sales	9	7	- 22.2%	9	7	- 22.2%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Days on Market Until Sale	162	33	- 79.6%	162	33	- 79.6%
Median Sales Price*	\$98,000	\$133,000	+ 35.7%	\$98,000	\$133,000	+ 35.7%
Average Sales Price*	\$90,267	\$145,000	+ 60.6%	\$90,267	\$145,000	+ 60.6%
Percent of List Price Received*	103.5%	97.7%	- 5.6%	103.5%	97.7%	- 5.6%
Inventory of Homes for Sale	37	37	0.0%	--	--	--
Months Supply of Inventory	5.6	6.6	+ 17.9%	--	--	--

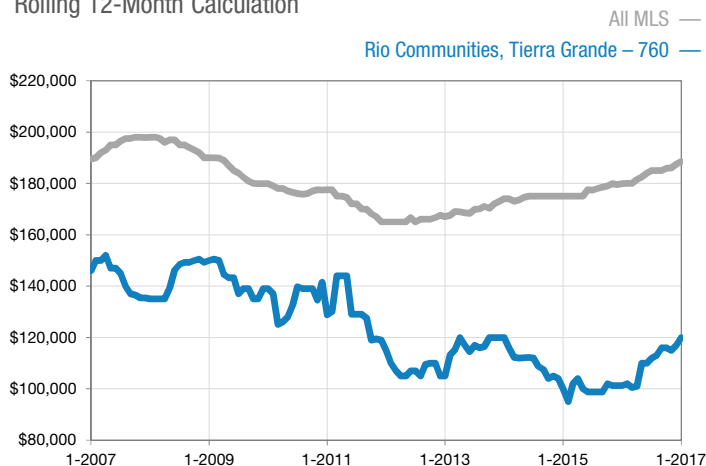
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
New Listings	1	6	+ 500.0%	1	6	+ 500.0%
Pending Sales	0	2	--	0	2	--
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	4.8	5.9	+ 22.9%	--	--	--

* 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.

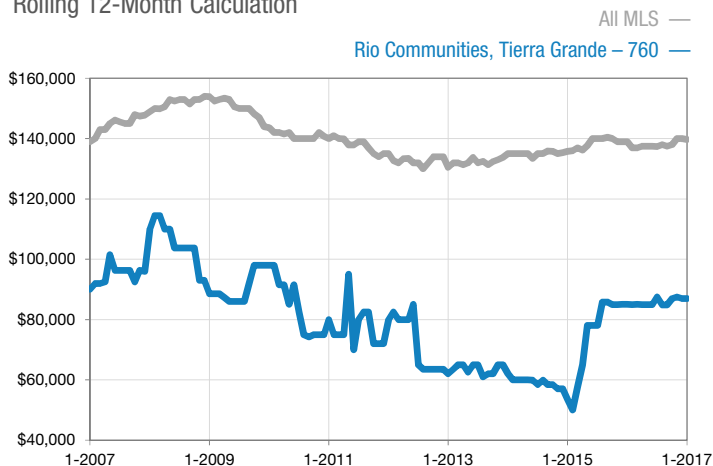
Median Sales Price - Single-Family Detached

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.