Local Market Update for January 2017

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

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Rio Rancho South – 140

East of Rainbow Blvd, South of Southern Blvd, West of Corrales, North of Bernalillo County Line

Single-Family Detached

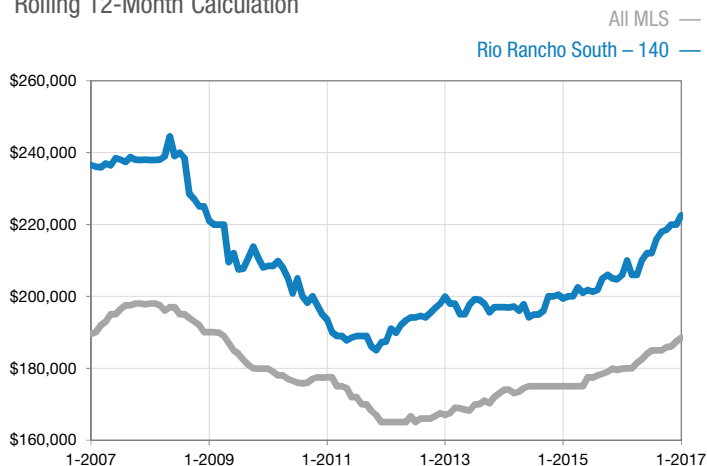| Key Metrics	January 2016	2017	Percent Change	Year to Date Thru 1-2016	Thru 1-2017	Percent Change
New Listings	28	29	+ 3.6%	28	29	+ 3.6%
Pending Sales	20	25	+ 25.0%	20	25	+ 25.0%
Closed Sales	11	19	+ 72.7%	11	19	+ 72.7%
Days on Market Until Sale	56	70	+ 25.0%	56	70	+ 25.0%
Median Sales Price*	$197,000	$242,000	+ 22.8%	$197,000	$242,000	+ 22.8%
Average Sales Price*	$197,709	$227,179	+ 14.9%	$197,709	$227,179	+ 14.9%
Percent of List Price Received*	95.8%	96.3%	+ 0.5%	95.8%	96.3%	+ 0.5%
Inventory of Homes for Sale	65	48	- 26.2%	--	--	--
Months Supply of Inventory	3.1	2.0	- 35.5%	--	--	--

* 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	January 2016	2017	Percent Change	Year to Date Thru 1-2016	Thru 1-2017	Percent Change
New Listings	4	2	- 50.0%	4	2	- 50.0%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Days on Market Until Sale	62	90	+ 45.2%	62	90	+ 45.2%
Median Sales Price*	$123,000	$152,900	+ 24.3%	$123,000	$152,900	+ 24.3%
Average Sales Price*	$119,167	$138,467	+ 16.2%	$119,167	$138,467	+ 16.2%
Percent of List Price Received*	99.9%	91.5%	- 8.4%	99.9%	91.5%	- 8.4%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--

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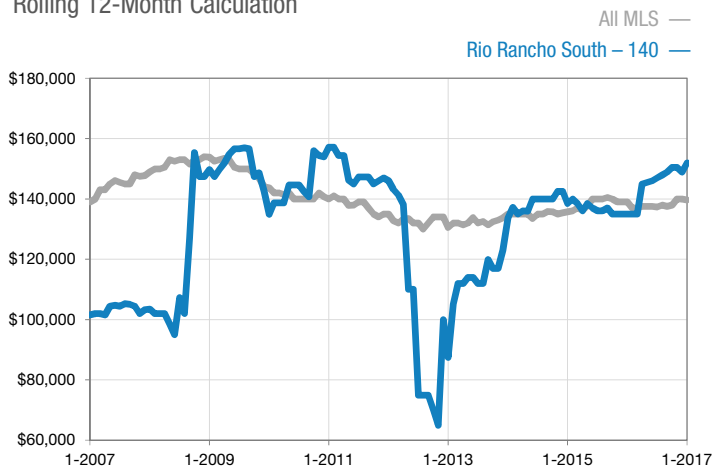
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Rio Rancho South – 140 —

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

All MLS —
Rio Rancho South – 140 —

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.