

Local Market Update for September 2018

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	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	8	12	+ 50.0%	93	91	- 2.2%
Pending Sales	3	5	+ 66.7%	62	62	0.0%
Closed Sales	4	10	+ 150.0%	58	66	+ 13.8%
Days on Market Until Sale	102	106	+ 3.9%	93	75	- 19.4%
Median Sales Price*	\$86,500	\$157,400	+ 82.0%	\$124,000	\$140,600	+ 13.4%
Average Sales Price*	\$110,563	\$164,470	+ 48.8%	\$124,528	\$142,570	+ 14.5%
Percent of List Price Received*	100.8%	96.4%	- 4.4%	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	42	37	- 11.9%	--	--	--
Months Supply of Inventory	6.7	5.3	- 20.9%	--	--	--

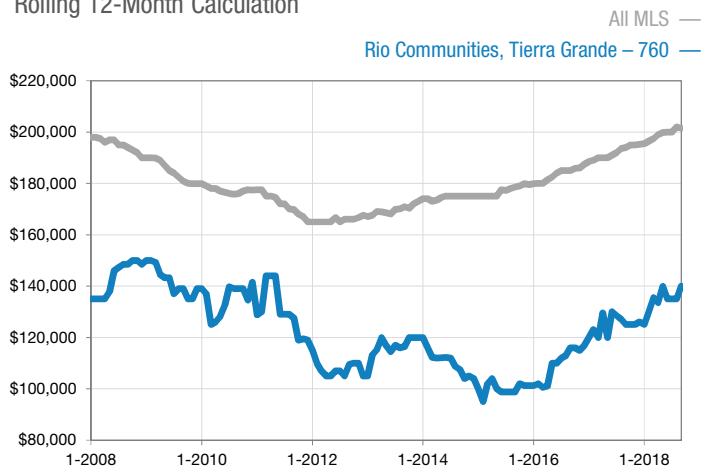
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	1	3	+ 200.0%	21	24	+ 14.3%
Pending Sales	1	0	- 100.0%	17	15	- 11.8%
Closed Sales	2	0	- 100.0%	17	15	- 11.8%
Days on Market Until Sale	44	--	--	98	75	- 23.5%
Median Sales Price*	\$83,875	--	--	\$87,000	\$94,000	+ 8.0%
Average Sales Price*	\$83,875	--	--	\$84,478	\$88,337	+ 4.6%
Percent of List Price Received*	100.1%	--	--	95.3%	93.6%	- 1.8%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.4%	--	--	--

* 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.

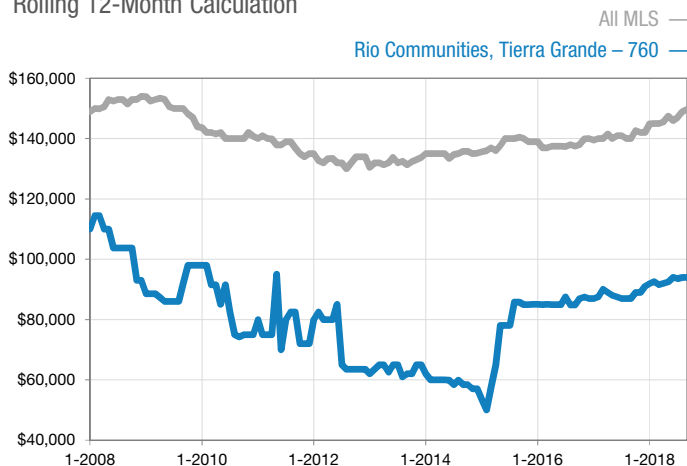
Median Sales Price - Single-Family Detached

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.