

Local Market Update for October 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	9	8	- 11.1%	102	99	- 2.9%
Pending Sales	4	8	+ 100.0%	66	70	+ 6.1%
Closed Sales	8	7	- 12.5%	66	73	+ 10.6%
Days on Market Until Sale	86	34	- 60.5%	92	71	- 22.8%
Median Sales Price*	\$130,500	\$102,000	- 21.8%	\$125,000	\$135,000	+ 8.0%
Average Sales Price*	\$141,375	\$104,746	- 25.9%	\$126,570	\$138,943	+ 9.8%
Percent of List Price Received*	93.1%	95.0%	+ 2.0%	96.8%	97.0%	+ 0.2%
Inventory of Homes for Sale	43	35	- 18.6%	--	--	--
Months Supply of Inventory	7.1	4.8	- 32.4%	--	--	--

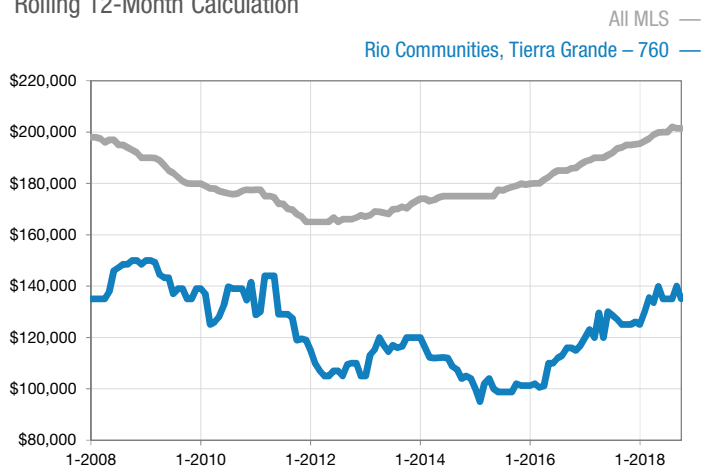
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	1	1	0.0%	22	25	+ 13.6%
Pending Sales	3	2	- 33.3%	20	17	- 15.0%
Closed Sales	0	2	--	17	17	0.0%
Days on Market Until Sale	--	34	--	98	70	- 28.6%
Median Sales Price*	--	\$109,250	--	\$87,000	\$96,500	+ 10.9%
Average Sales Price*	--	\$109,250	--	\$84,478	\$90,797	+ 7.5%
Percent of List Price Received*	--	92.6%	--	95.3%	93.5%	- 1.9%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

* 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.

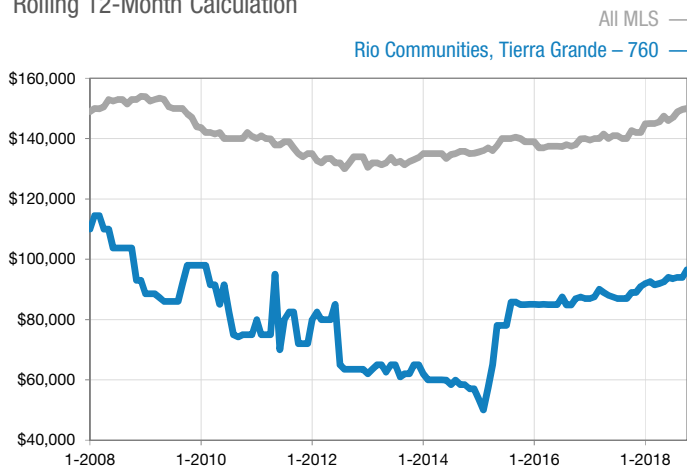
Median Sales Price - Single-Family Detached

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.