

Local Market Update for December 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	3	9	+ 200.0%	118	119	+ 0.8%
Pending Sales	9	8	- 11.1%	83	84	+ 1.2%
Closed Sales	5	9	+ 80.0%	76	87	+ 14.5%
Days on Market Until Sale	54	51	- 5.6%	87	66	- 24.1%
Median Sales Price*	\$141,000	\$196,500	+ 39.4%	\$126,000	\$140,000	+ 11.1%
Average Sales Price*	\$121,000	\$172,277	+ 42.4%	\$126,034	\$143,196	+ 13.6%
Percent of List Price Received*	96.1%	93.9%	- 2.3%	96.9%	96.6%	- 0.3%
Inventory of Homes for Sale	28	34	+ 21.4%	--	--	--
Months Supply of Inventory	4.0	4.9	+ 22.5%	--	--	--

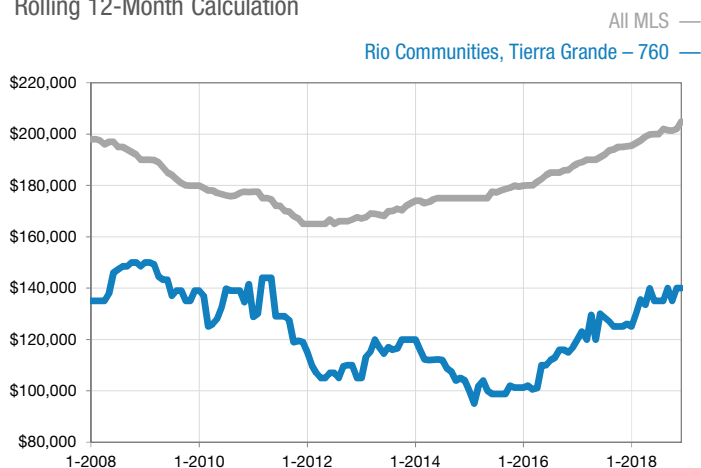
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	1	0	- 100.0%	23	27	+ 17.4%
Pending Sales	1	2	+ 100.0%	21	20	- 4.8%
Closed Sales	1	2	+ 100.0%	19	20	+ 5.3%
Days on Market Until Sale	107	30	- 72.0%	100	68	- 32.0%
Median Sales Price*	\$92,000	\$114,250	+ 24.2%	\$91,000	\$96,750	+ 6.3%
Average Sales Price*	\$92,000	\$114,250	+ 24.2%	\$86,217	\$91,153	+ 5.7%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	95.2%	93.0%	- 2.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

* 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.

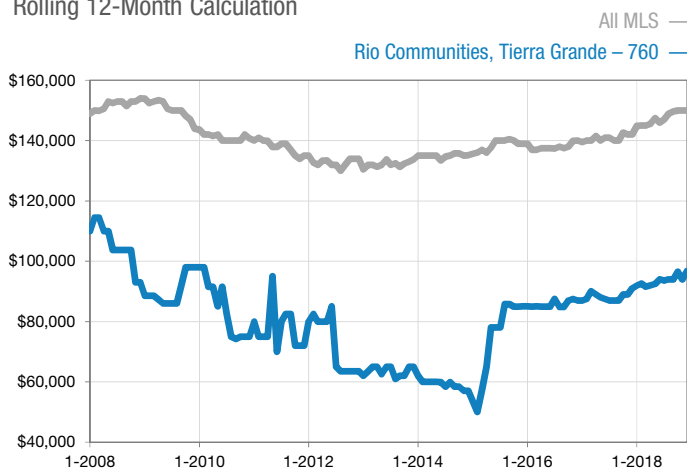
Median Sales Price - Single-Family Detached

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.