

Quarterly market REPORT

1st QTR 2021

Quarterly Highlights

- Closed Sales began 2021 with 2,941 sales representing a 13.55 percent gain when compared to 1st quarter 2020.
- The Median Sale Price for detached homes increased to \$265,000, a 15.22 percent increase from 2020. The Average Sale Price also rose 15.5 percent to \$267,013.

New Listings		Closed Sales		Average Sale Price	
Detached	3,499	Detached	2,941	Detached	\$308,516
Attached	397	Attached	301	Attached	\$197,534
Previous Year		Previous Year		Previous Year	
Detached	3,799	Detached	2,590	Detached	\$267,013
Attached	204	Attached	266	Attached	\$184,288
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-7.90%		13.55%		15.54%	



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1st QTR 2021 & 2020 RECAP for Greater Albuquerque Areas

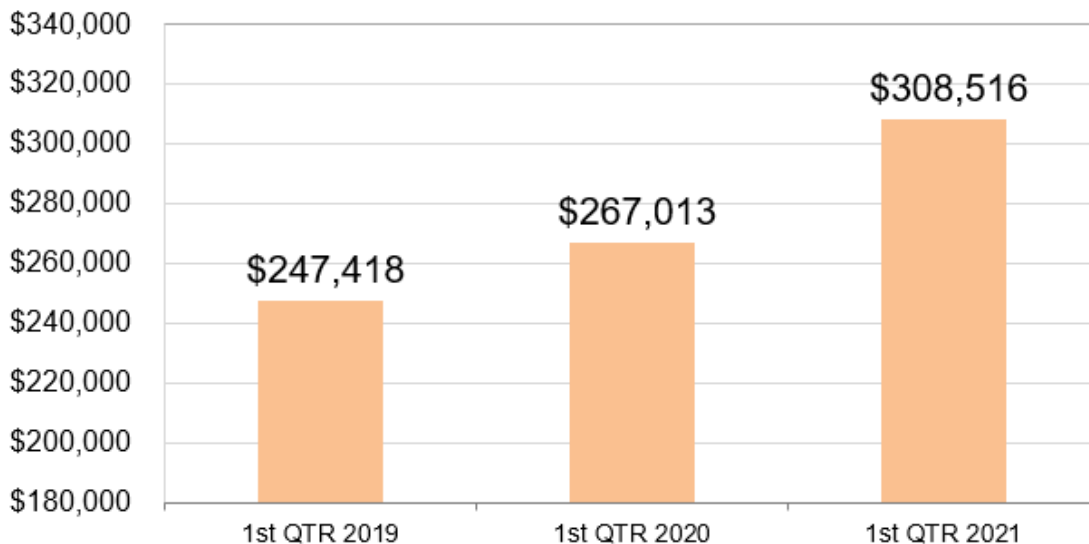
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2021	2020	% of Change
Average Sale Price:	\$308,516	\$267,013	15.54%
Median Sale Price:	\$265,000	\$230,000	15.22%
Total Sold & Closed:	2,941	2,590	13.55%
Total Dollar Volume*:	\$907.3	\$691.5	31.21%
New Listings:	3,499	3,799	-7.90%
Days on Market:	24	53	-54.72%

Class R2	2021	2020	% of Change
Average Sale Price:	\$197,534	\$184,288	7.19%
Median Sale Price:	\$186,000	\$172,950	7.55%
Total Sold & Closed:	301	266	13.16%
Total Dollar Volume*:	\$60.0	\$49.0	22.45%
New Listings:	397	204	94.61%
Days on Market:	22	32	-31.25%

The numbers above reflect the time period between January 1 and March 31 of 2020 and 2021.
 *Total Dollar Volume (millions)

Average Sale Price for single-family detached homes



SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

1st QTR 2021 & 2020 RECAP for Albuquerque (Areas 10-121)

Class R1	2021	2020	% of Change
Average Sale Price:	\$304,054	\$269,009	13.03%
Median Sale Price:	\$260,000	\$230,000	13.04%
Total Sold & Closed:	1,926	1,764	9.18%
Total Dollar Volume*:	\$585.6	\$474.5	23.41%
New Listings:	2,271	2,577	-11.87%
Days on Market:	24	50	-52.00%

Class R2	2021	2020	% of Change
Average Sale Price:	\$201,681	\$183,539	9.88%
Median Sale Price:	\$190,000	\$172,000	10.47%
Total Sold & Closed:	257	268	-4.10%
Total Dollar Volume*:	\$51.8	\$49.2	5.28%
New Listings:	343	379	-9.50%
Days on Market:	23	42	-45.24%

1st QTR 2021 & 2020 RECAP for Rio Rancho (Areas 140-162)

Class R1	2021	2020	% of Change
Average Sale Price:	\$289,721	\$243,582	18.94%
Median Sale Price:	\$267,280	\$222,000	20.40%
Total Sold & Closed:	586	467	25.48%
Total Dollar Volume*:	\$169.8	\$113.8	49.21%
New Listings:	715	690	3.62%
Days on Market:	24	43	-44.19%

Class R2	2021	2020	% of Change
Average Sale Price:	\$177,606	\$148,181	19.86%
Median Sale Price:	\$180,000	\$135,500	32.84%
Total Sold & Closed:	35	23	52.17%
Total Dollar Volume*:	\$6.2	\$3.5	77.14%
New Listings:	36	31	16.13%
Days on Market:	11	21	-47.62%

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1st QTR 2021 & 2020 RECAP for East Mountains (Areas 210-293)

Class R1	2021	2020	% of Change
Average Sale Price:	\$359,382	\$304,007	18.22%
Median Sale Price:	\$350,000	\$277,000	26.35%
Total Sold & Closed:	130	116	12.07%
Total Dollar Volume*:	\$46.7	\$35.2	32.67%
New Listings:	140	149	-6.04%
Days on Market:	47	83	-43.37%

1st QTR 2021 & 2020 RECAP for Valencia County (Areas 690-760)

Class R1	2021	2020	% of Change
Average Sale Price:	\$250,538	\$200,778	24.78%
Median Sale Price:	\$225,000	\$190,000	18.42%
Total Sold & Closed:	193	161	19.88%
Total Dollar Volume*:	\$48.3	\$23.3	107.30%
New Listings:	247	243	1.65%
Days on Market:	48	75	-36.00%

The numbers above reflect the time period between January 1 and March 31 of 2020 and 2021.

**Total Dollar Volume (millions)*

1st QTR 2021 Area Summary for single-family home sales

	Sales	Change from 1st QTR 2020	Average Sale Price	Change from 1st QTR 2020	Median Sale Price	Change from 1st QTR 2020	
10	Sandia Heights	24	14.29%	\$617,826	7.76%	\$612,500	11.36%
20	North Albuquerque Acres	34	9.68%	\$683,924	7.64%	\$630,000	4.13%
21	Albuquerque Acres West	47	0.00%	\$507,890	24.51%	\$449,500	19.87%
30	Far NE Heights	103	1.98%	\$389,211	18.16%	\$355,000	20.34%
31	Foothills North	32	6.67%	\$639,259	6.80%	\$580,500	0.04%
32	Academy West	49	6.52%	\$305,397	15.59%	\$297,500	22.68%
40	UNM	61	24.49%	\$343,091	2.11%	\$294,500	1.55%
41	Uptown	95	5.56%	\$241,102	17.25%	\$235,000	19.29%
42	UNM South	71	51.06%	\$258,780	2.15%	\$246,000	6.96%
50	NE Heights	231	2.67%	\$233,855	11.60%	\$225,000	9.76%
51	Foothills South	43	-18.87%	\$374,219	16.19%	\$375,000	22.95%
60	Four Hills	28	33.33%	\$412,474	16.70%	\$387,500	15.67%
70	Fairgrounds	23	-36.11%	\$225,926	17.00%	\$200,000	7.82%
71	Southeast Heights	62	8.77%	\$298,039	30.70%	\$315,000	32.91%
72	Mesa Del Sol	11	120.00%	\$339,452	-0.59%	\$331,200	3.53%
80	Downtown	55	71.88%	\$259,774	26.92%	\$214,045	13.55%
90	Near South Valley	51	59.38%	\$178,220	37.88%	\$170,000	22.74%
91	Valley Farms	28	75.00%	\$311,312	47.80%	\$241,750	36.58%
92	Southwest Heights	177	-5.35%	\$199,990	13.69%	\$195,000	14.77%
93	Pajarito	3	-25.00%	\$249,933	22.67%	\$210,000	17.32%
100	North Valley	41	-18.00%	\$383,609	-14.83%	\$304,000	-8.56%
101	Near North Valley	66	-1.49%	\$316,021	13.77%	\$292,500	49.23%
102	Far North Valley	8	0.00%	\$784,625	73.69%	\$603,750	55.81%
103	West River Valley	6	100.00%	\$693,500	69.28%	\$591,500	69.00%
110	Northwest Heights	176	-2.22%	\$328,288	18.30%	\$291,750	16.70%
111	Ladera Heights	142	12.70%	\$237,558	15.33%	\$225,250	12.94%
112	Canoncito	0	-100.00%	\$0	-100.00%	\$0	-100.00%
120	Paradise West	168	42.37%	\$258,130	8.33%	\$256,500	13.75%
121	Paradise East	91	12.35%	\$293,716	7.15%	\$280,000	7.69%
130	Corrales	32	6.67%	\$686,506	30.08%	\$589,450	12.38%
140	Rio Rancho South	72	28.57%	\$333,649	8.78%	\$310,000	3.35%
141	Rio Rancho Southwest	2	0.00%	\$208,000	13.97%	\$208,000	13.97%
150	Rio Rancho Mid	157	-4.85%	\$271,841	15.79%	\$245,000	14.01%
151	Rio Rancho Mid-North	100	66.67%	\$314,321	19.89%	\$273,500	15.43%
152	Rio Rancho Mid-West	12	-7.69%	\$198,693	31.45%	\$197,500	37.63%
160	Rio Rancho North	138	70.37%	\$329,437	14.48%	\$326,772	25.48%
161	Rio Rancho Central	104	15.56%	\$220,624	20.57%	\$216,956	17.66%
162	Rio Rancho Northwest	1	N/A	\$434,999	N/A	\$434,999	N/A
170	Bernalillo/Algodones	32	39.13%	\$362,399	36.95%	\$337,500	36.64%
180	Placitas	42	44.83%	\$555,245	16.94%	\$565,250	17.78%
210-293	East Mountain Area	130	12.07%	\$359,382	18.22%	\$350,000	26.35%
690-760	Valencia County	193	19.88%	\$250,538	24.78%	\$225,000	18.42%

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

2021 1Q Sales

ALBUQUERQUE and Central Bernalillo County

120
Sales: 168
Avg: \$258,130
Med: \$256,500

121
Sales: 91
Avg: \$293,716
Med: \$280,000

130
Sales: 32
Avg: \$686,506
Med: \$589,450

102
Sales: 8
Avg: \$784,625
Med: \$603,750

21
Sales: 47
Avg: \$507,890
Med: \$449,500

20
Sales: 34
Avg: \$683,924
Med: \$630,000

10
Sales: 24
Avg: \$617,826
Med: \$612,500

103
Sales: 6
Avg: \$693,500
Med: \$591,500

100
Sales: 41
Avg: \$383,609
Med: \$304,000

32
Sales: 49
Avg: \$305,397
Med: \$297,500

30
Sales: 103
Avg: \$389,211
Med: \$355,000

31
Sales: 32
Avg: \$639,259
Med: \$580,500

110
Sales: 176
Avg: \$328,288
Med: \$291,750

101
Sales: 66
Avg: \$316,021
Med: \$292,500

41
Sales: 95
Avg: \$241,102
Med: \$235,000

50
Sales: 231
Avg: \$233,855
Med: \$225,000

111
Sales: 142
Avg: \$237,558
Med: \$225,250

80
Sales: 55
Avg: \$259,774
Med: \$214,045

40
Sales: 61
Avg: \$343,091
Med: \$294,500

70
Sales: 23
Avg: \$225,926
Med: \$200,000

51
Sales: 43
Avg: \$374,219
Med: \$375,000

92
Sales: 177
Avg: \$199,990
Med: \$195,000

90
Sales: 51
Avg: \$178,220
Med: \$170,000

42
Sales: 71
Avg: \$258,780
Med: \$246,000

71
Sales: 62
Avg: \$298,039
Med: \$315,000

60
Sales: 28
Avg: \$412,474
Med: \$387,500

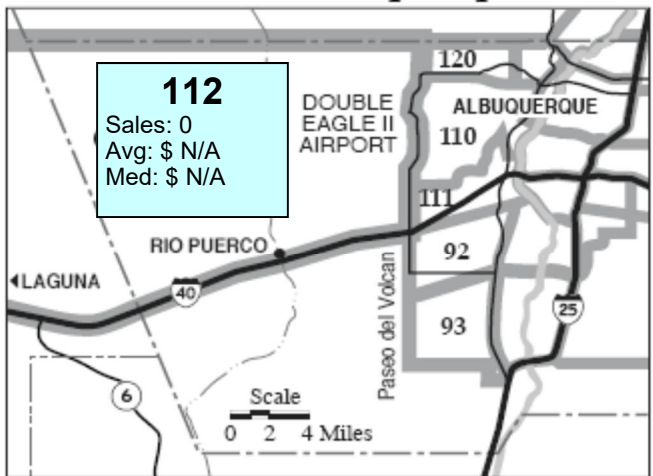
72
Sales: 11
Avg: \$339,452
Med: \$331,200

93
Sales: 3
Avg: \$249,933
Med: \$210,000

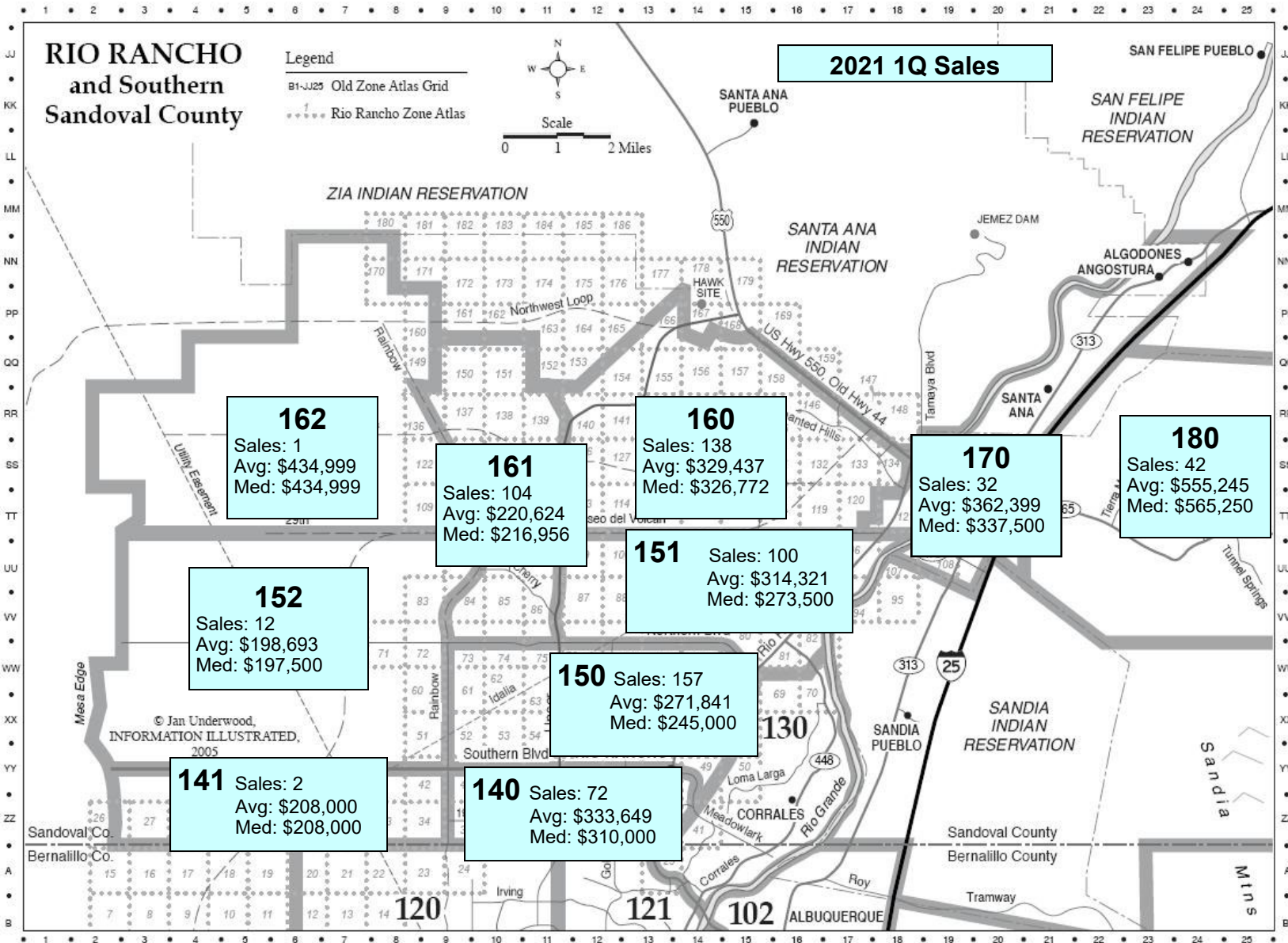
91
Sales: 28
Avg: \$311,312
Med: \$241,750

112
Sales: 0
Avg: \$ N/A
Med: \$ N/A

Scale
0 1 2 Miles



ISLETA INDIAN RESERVATION



East Mountain Area and Estancia Basin

2021 1Q Sales

220
Sales: 37
Avg: \$442,416
Med: \$422,000

240
Sales: 21
Avg: \$500,790
Med: \$485,000

250
Sales: 26
Avg: \$375,231
Med: \$351,750

270 Sales: 9
Avg: \$298,122
Med: \$275,000

271
Sales: 0
Avg: \$ N/A
Med: \$ N/A

290
Sales: 2
Avg: \$242,500
Med: \$242,500

210
Sales: 0
Avg: \$ N/A
Med: \$ N/A

230
Sales: 9
Avg: \$292,011
Med: \$299,800

260
Sales: 5
Avg: \$245,400
Med: \$300,000

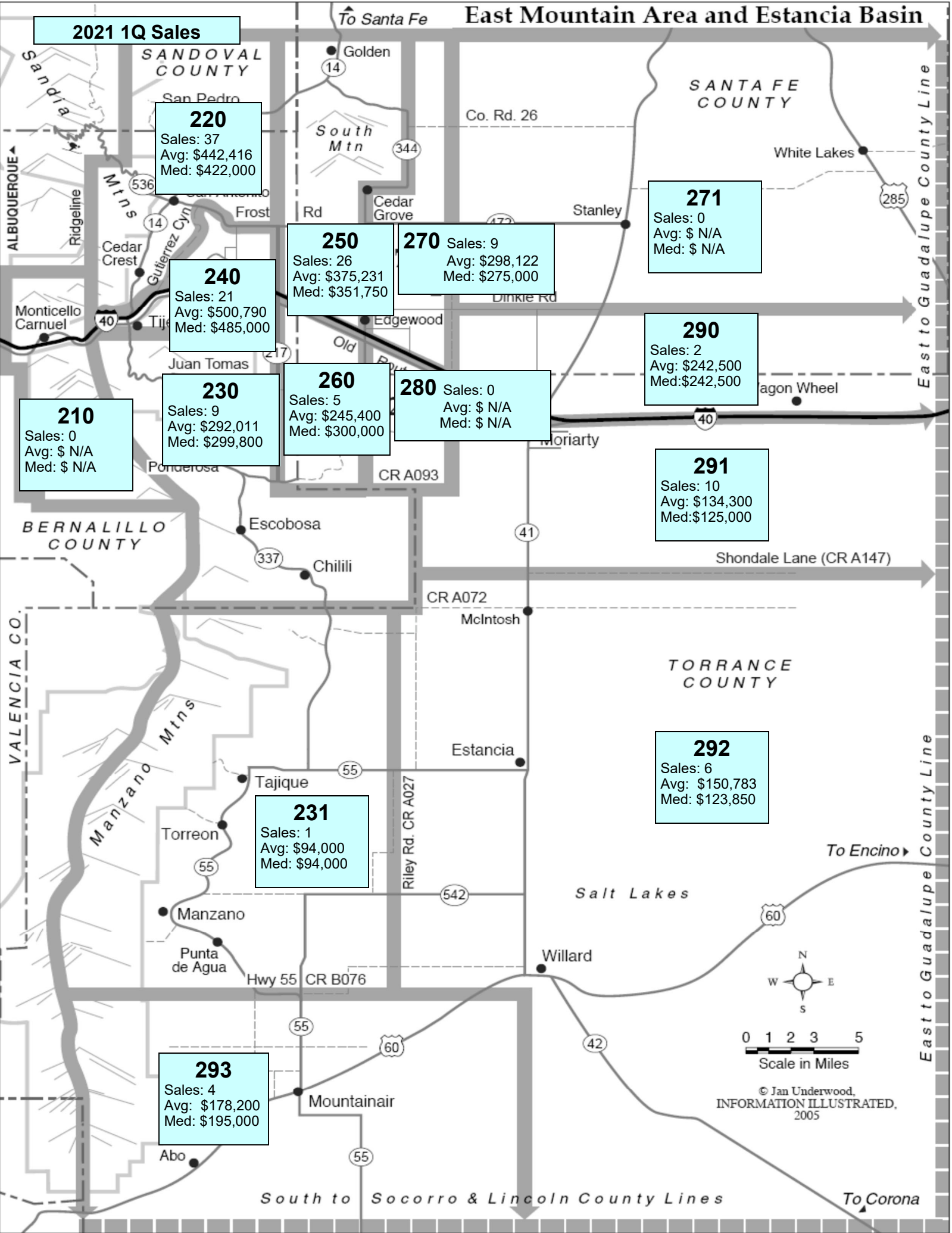
280 Sales: 0
Avg: \$ N/A
Med: \$ N/A

291
Sales: 10
Avg: \$134,300
Med: \$125,000

292
Sales: 6
Avg: \$150,783
Med: \$123,850

231
Sales: 1
Avg: \$94,000
Med: \$94,000

293
Sales: 4
Avg: \$178,200
Med: \$195,000



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VALENCIA COUNTY

ISLETA INDIAN RESERVATION

2021 1Q Sales

700
Sales: 54
Avg: \$255,510
Med: \$252,974

710
Sales: 12
Avg: \$389,571
Med: \$360,000

701
Sales: 24
Avg: \$250,025
Med: \$242,450

690
Sales: 1
Avg: \$180,000
Med: \$180,000

711
Sales: 18
Avg: \$403,845
Med: \$375,000

720
Sales: 2
Avg: \$90,000
Med: \$90,000

740
Sales: 12
Avg: \$268,081
Med: \$232,000

721
Sales: 25
Avg: \$185,433
Med: \$177,000

730
Sales: 3
Avg: \$143,333
Med: \$170,000

750
Sales: 4
Avg: \$310,000
Med: \$237,500

741
Sales: 18
Avg: \$141,217
Med: \$139,000

742
Sales: 3
Avg: \$198,333
Med: \$220,000

760
Sales: 17
Avg: \$211,294
Med: \$176,500

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

