

Quarterly market

REPORT

1st QTR 2016

Quarterly Highlights

- The average sale price of single-family detached homes in 1st Quarter 2016 was \$216,222 a 5.69 % increase from 1st Quarter 2015.
- Single-family detached home sales increased 9.90% from 1st Quarter 2015.

New Listings	Closed Sales	Average Sale \$
Detached: 4,124 Attached: 426	Detached: 2,153 Attached: 209	Detached: \$216,222 Attached: \$137,999
1st QTR 2015 Detached: 4,016 Attached: 370	1st QTR 2015 Detached: 1,959 Attached: 165	1st QTR 2015 Detached: \$204,581 Attached: \$147,762
% Change (Detached) 2.69%	% Change (Detached) 9.90%	% Change (Detached) 5.69%

www.gaar.com

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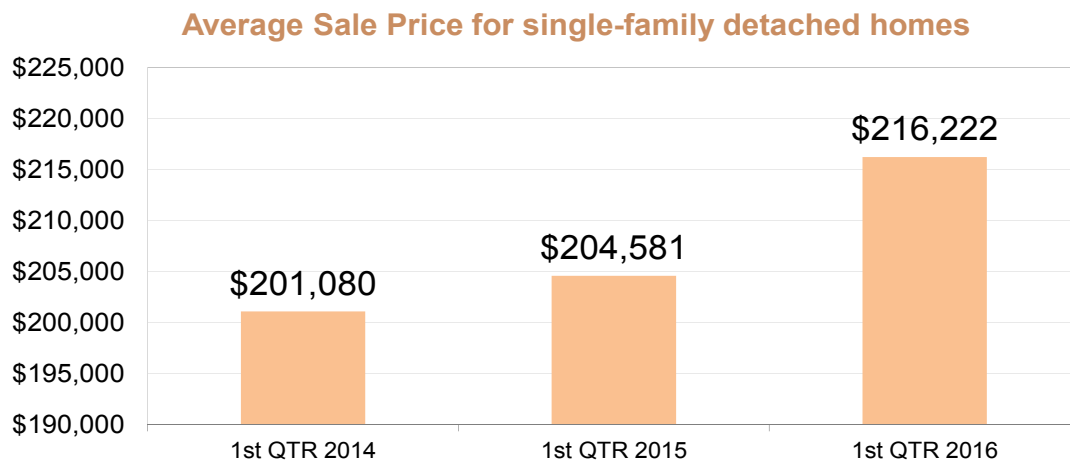
1st QTR 2016 & 2015 RECAP for Greater Albuquerque Areas

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

Class R1	2016	2015	% of Change
Average Sale Price:	\$216,222	\$204,581	5.69%
Median Sale Price:	\$179,000	\$171,050	4.65%
Total Sold & Closed:	2,153	1,959	9.90%
Total Dollar Volume*:	\$465.5	\$400.8	16.14%
New Listings:	4,124	4,016	2.69%
Days on Market:	65	76	-14.47%

Class R2	2016	2015	% of Change
Average Sale Price:	\$137,999	\$147,762	-6.61%
Median Sale Price:	\$134,250	\$140,000	-4.11%
Total Sold & Closed:	209	165	26.67%
Total Dollar Volume*:	\$28.8	\$24.4	18.03%
New Listings:	426	370	15.14%
Days on Market:	61	68	-10.29%

The numbers above reflect the time period between January 1 and March 31 of 2015 and 2016.



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

1st QTR 2016 & 2015 RECAP for Albuquerque (Areas 10-121)

Class R1	2016	2015	% of Change
Average Sale Price:	\$221,594	\$212,025	4.51%
Median Sale Price:	\$180,000	\$175,000	2.86%
Total Sold & Closed:	1,484	1,294	14.68%
Total Dollar Volume*:	\$328.8	\$274.4	19.83%
New Listings:	2,712	2,615	3.71%
Days on Market:	60	69	-13.04%

Class R2	2016	2015	% of Change
Average Sale Price:	\$141,568	\$156,361	-9.46%
Median Sale Price:	\$135,500	\$147,500	-8.14%
Total Sold & Closed:	182	137	32.85%
Total Dollar Volume*:	\$25.7	\$21.4	20.09%
New Listings:	369	318	16.04%
Days on Market:	61	67	-8.96%

1st QTR 2016 & 2015 RECAP for Rio Rancho (Areas 140-162)

Class R1	2016	2015	% of Change
Average Sale Price:	\$193,582	\$175,616	10.23%
Median Sale Price:	\$171,950	\$160,000	7.47%
Total Sold & Closed:	394	367	7.36%
Total Dollar Volume*:	\$76.2	\$64.5	18.14%
New Listings:	734	763	-3.80%
Days on Market:	66	72	-8.33%

Class R2	2016	2015	% of Change
Average Sale Price:	\$121,367	\$107,879	12.50%
Median Sale Price:	\$122,750	\$117,000	4.91%
Total Sold & Closed:	18	21	-14.29%
Total Dollar Volume*:	\$2.1	\$2.3	-8.70%
New Listings:	33	37	-10.81%
Days on Market:	68	69	-1.45%

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

1st QTR 2016 & 2015 RECAP for East Mountains (Areas 210-293)

Class R1	2016	2015	% of Change
Average Sale Price:	\$223,706	\$211,066	5.99%
Median Sale Price:	\$194,750	\$189,900	2.55%
Total Sold & Closed:	94	87	8.05%
Total Dollar Volume*:	\$21.0	\$18.4	14.13%
New Listings:	206	213	-3.29%
Days on Market:	88	119	-26.05%

1st QTR 2016 & 2015 RECAP for Valencia County (Areas 690-760)

Class R1	2016	2015	% of Change
Average Sale Price:	\$143,104	\$140,077	2.16%
Median Sale Price:	\$135,000	\$125,500	7.57%
Total Sold & Closed:	123	148	-16.89%
Total Dollar Volume*:	\$17.6	\$20.7	-14.98%
New Listings:	292	252	15.87%
Days on Market:	99	102	-2.94%

The numbers above reflect the time period between January 1 and March 31 of 2015 and 2016.

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

1st QTR 2016 Area Summary for Single-Family Home Sales

		Sales	Change from 1st QTR 2015	Average Sale Price	Change from 1st QTR 2015	Median Sale Price	Change from 1st QTR 2015
10	Sandia Heights	21	90.91%	\$492,024	-6.08%	\$435,000	6.68%
20	North Albuquerque Acres	25	13.64%	\$597,956	23.82%	\$575,000	51.42%
21	Albuquerque Acres West	49	16.67%	\$347,947	-7.15%	\$320,000	5.79%
30	Far NE Heights	83	1.22%	\$299,348	7.82%	\$288,000	12.50%
31	Foothills North	16	-20.00%	\$608,656	29.29%	\$515,000	17.60%
32	Academy West	30	-6.25%	\$217,976	-4.36%	\$203,750	-6.75%
40	UNM	43	16.22%	\$257,879	1.27%	\$239,000	-2.45%
41	Uptown	80	77.78%	\$161,436	9.47%	\$154,000	10.79%
42	UNM South	38	58.33%	\$212,568	-0.29%	\$225,000	10.02%
50	NE Heights	164	-10.87%	\$161,315	1.03%	\$159,450	0.95%
51	Foothills South	38	46.15%	\$289,199	5.34%	\$285,250	3.26%
60	Four Hills	21	50.00%	\$311,360	-9.16%	\$300,000	-7.08%
70	Fairgrounds	24	14.29%	\$157,050	17.00%	\$147,500	10.49%
71	Southeast Heights	59	43.90%	\$174,745	-10.44%	\$174,800	-12.60%
72	Mesa Del Sol	4	N/A	\$251,969	N/A	\$265,504	N/A
80	Downtown	28	21.74%	\$230,255	9.82%	\$155,250	-13.75%
90	Near South Valley	30	36.36%	\$121,663	-3.52%	\$95,200	-17.04%
91	Valley Farms	19	11.76%	\$191,747	8.97%	\$153,900	-5.87%
92	Southwest Heights	188	9.30%	\$129,266	6.20%	\$127,000	5.53%
93	Pajarito	4	33.33%	\$142,786	40.44%	\$120,237	4.55%
100	North Valley	35	-20.45%	\$397,797	22.82%	\$285,000	22.45%
101	Near North Valley	45	21.62%	\$230,887	8.97%	\$165,000	12.26%
102	Far North Valley	5	-37.50%	\$272,732	30.81%	\$295,000	55.26%
103	West River Valley	5	0.00%	\$281,800	-61.45%	\$250,000	-61.16%
110	Northwest Heights	132	40.43%	\$252,992	7.68%	\$224,500	12.84%
111	Ladera Heights	94	8.05%	\$154,285	1.59%	\$149,250	2.93%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	118	10.28%	\$183,781	2.01%	\$176,250	0.71%
121	Paradise East	86	16.22%	\$220,428	4.35%	\$202,500	2.79%
130	Corrales	26	8.33%	\$415,436	-5.70%	\$370,000	-10.52%
140	Rio Rancho South	49	-24.62%	\$215,875	4.89%	\$199,500	1.27%
141	Rio Rancho Southwest	1	0.00%	\$53,500	-43.68%	\$53,500	-43.68%
150	Rio Rancho Mid	140	7.69%	\$198,642	17.34%	\$164,000	8.25%
151	Rio Rancho Mid-North	56	21.74%	\$208,883	-8.96%	\$187,500	1.63%
152	Rio Rancho Mid-West	26	62.50%	\$138,610	8.87%	\$156,925	25.54%
160	Rio Rancho North	55	30.95%	\$229,556	18.25%	\$220,000	24.65%
161	Rio Rancho Central	67	0.00%	\$147,806	20.39%	\$140,000	12.00%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	16	-36.00%	\$211,552	-14.97%	\$201,244	-26.28%
180	Placitas	16	14.29%	\$474,500	9.36%	\$420,000	2.53%
210-290	East Mountain Area	94	8.05%	\$223,706	5.99%	\$194,750	2.55%
690-760	Valencia County	123	-16.89%	\$143,104	2.16%	\$135,000	7.57%

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

2016 1Q Sales

ALBUQUERQUE and Central Bernalillo County

SANDIA
PEAK
AERIAL
TRAMWAY

130
Sales: 26
Avg: \$415,436
Med: \$370,000

120
Sales: 118
Avg: \$183,781
Med: \$176,250

121
Sales: 86
Avg: \$220,428
Med: \$202,500

102
Sales: 5
Avg: \$272,732
Med: \$295,000

21
Sales: 49
Avg: \$347,947
Med: \$320,000

20
Sales: 25
Avg: \$597,956
Med: \$575,000

10
Sales: 21
Avg: \$492,024
Med: \$435,000

103
Sales: 5
Avg: \$281,800
Med: \$250,000

100
Sales: 35
Avg: \$397,797
Med: \$285,000

32
Sales: 30
Avg: \$217,976
Med: \$203,750

30
Sales: 83
Avg: \$299,348
Med: \$288,000

31
Sales: 16
Avg: \$608,656
Med: \$515,000

110
Sales: 132
Avg: \$252,992
Med: \$224,500

101
Sales: 45
Avg: \$230,887
Med: \$165,000

41
Sales: 80
Avg: \$161,436
Med: \$154,000

50
Sales: 164
Avg: \$161,315
Med: \$159,450

51
Sales: 38
Avg: \$289,199
Med: \$285,250

111
Sales: 94
Avg: \$154,285
Med: \$149,250

80
Sales: 28
Avg: \$230,255
Med: \$155,250

40
Sales: 43
Avg: \$257,879
Med: \$239,000

70
Sales: 24
Avg: \$157,050
Med: \$147,500

51
Sales: 38
Avg: \$289,199
Med: \$285,250

92
Sales: 188
Avg: \$129,266
Med: \$127,000

90
Sales: 30
Avg: \$121,663
Med: \$95,200

42
Sales: 38
Avg: \$212,568
Med: \$225,000

71
Sales: 59
Avg: \$174,745
Med: \$174,800

60
Sales: 21
Avg: \$311,360
Med: \$300,000

72
Sales: 4
Avg: \$251,969
Med: \$265,504

93
Sales: 4
Avg: \$142,786
Med: \$120,237

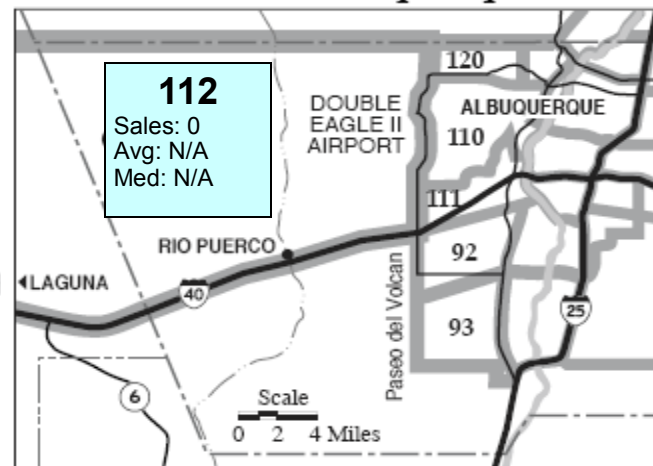
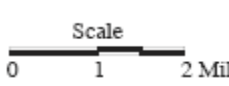
91
Sales: 19
Avg: \$191,747
Med: \$153,900

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

DOUBLE EAGLE II
AIRPORT

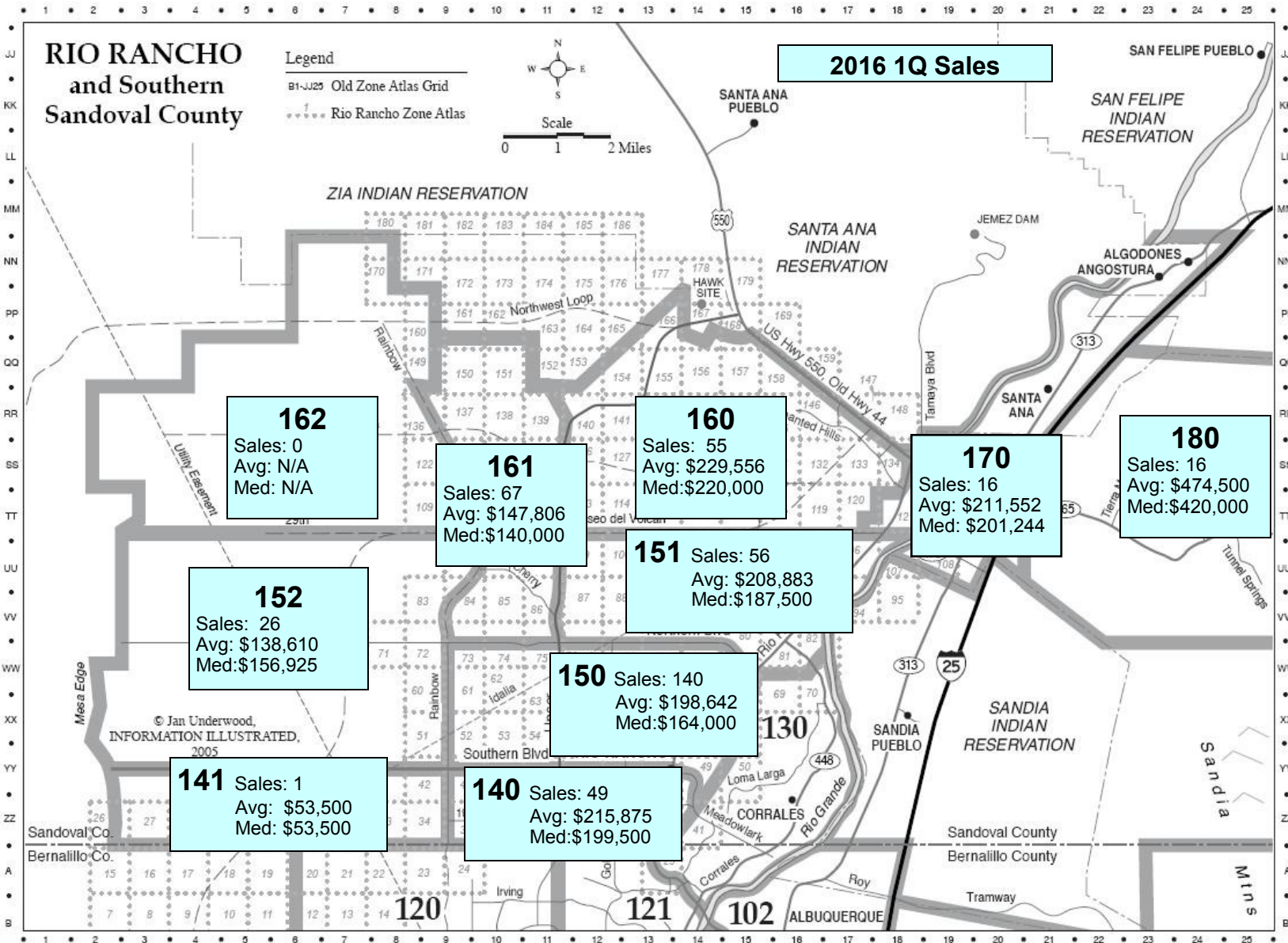
ALBUQUERQUE
120
110
111
92
93

ISLETA
INDIAN
RESERVATION



Bernalillo County
Valencia County

ISLETA INDIAN
RESERVATION



East Mountain Area and Estancia Basin

2016 1Q Sales

220
Sales: 23
Avg: \$281,326
Med: \$214,500

240
Sales: 14
Avg: \$277,129
Med: \$269,000

250
Sales: 15
Avg: \$262,433
Med: \$235,000

270 Sales: 5
Avg: \$201,280
Med: \$167,000

271
Sales: 1
Avg: \$395,300
Med: \$395,300

290
Sales: 1
Avg: \$94,900
Med: \$94,900

210
Sales: 1
Avg: \$125,000
Med: \$125,000

230
Sales: 11
Avg: \$238,932
Med: \$271,000

260
Sales: 7
Avg: \$162,279
Med: \$176,000

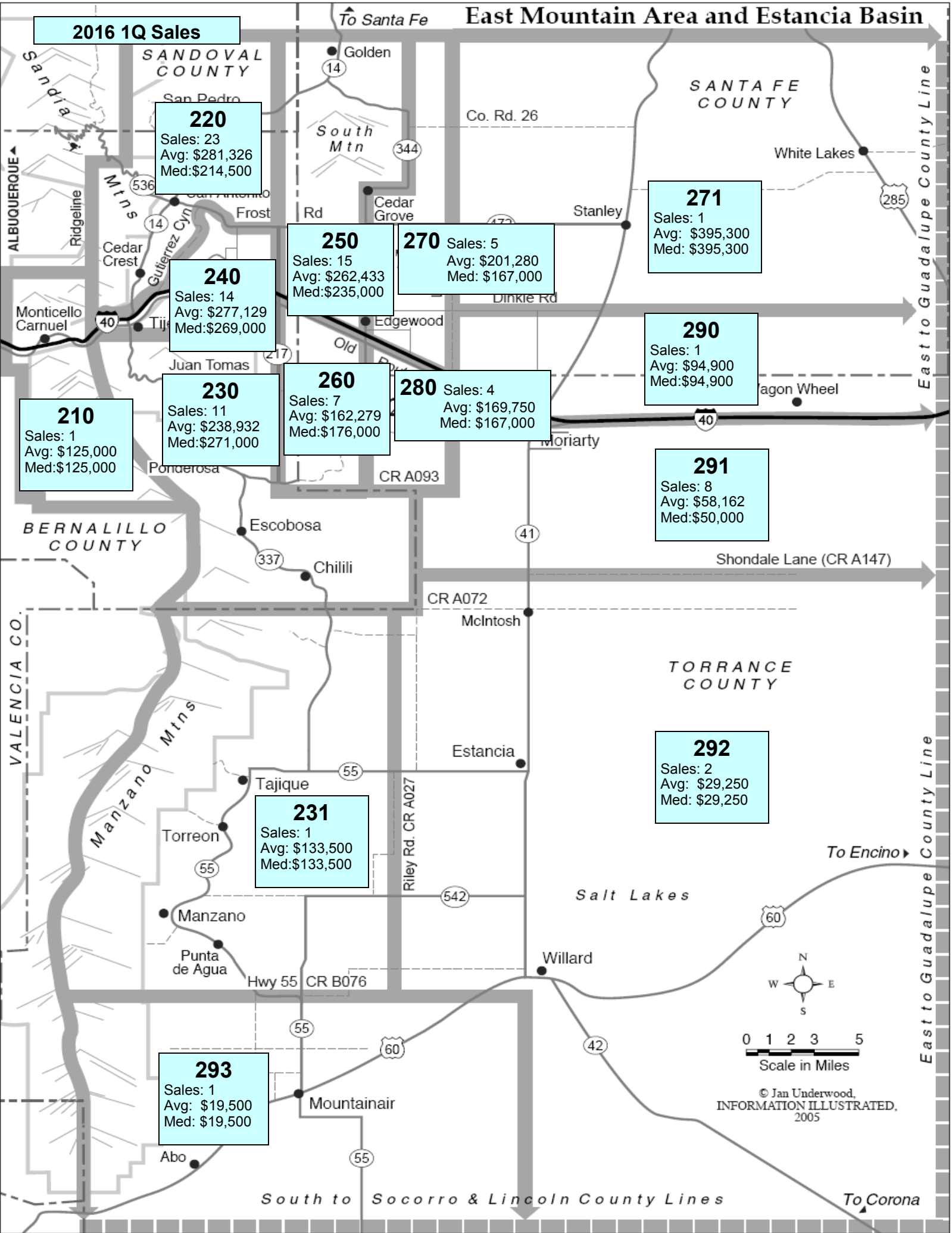
280 Sales: 4
Avg: \$169,750
Med: \$167,000

291
Sales: 8
Avg: \$58,162
Med: \$50,000

231
Sales: 1
Avg: \$133,500
Med: \$133,500

292
Sales: 2
Avg: \$29,250
Med: \$29,250

293
Sales: 1
Avg: \$19,500
Med: \$19,500



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2005

VALENCIA COUNTY

2016 1Q Sales

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 25
Avg: \$169,772
Med: \$178,000

710
Sales: 10
Avg: \$200,983
Med: \$192,400

701
Sales: 17
Avg: \$160,814
Med: \$152,000

720
Sales: 1
Avg: \$135,000
Med: \$135,000

690
Sales: 1
Avg: \$148,000
Med: \$148,000

711
Sales: 13
Avg: \$208,808
Med: \$218,000

740
Sales: 5
Avg: \$123,000
Med: \$140,000

721
Sales: 16
Avg: \$95,627
Med: \$93,250

730
Sales: 0
Avg: \$ N/A
Med: \$ N/A

750
Sales: 4
Avg: \$149,350
Med: \$139,950

741
Sales: 11
Avg: \$85,605
Med: \$63,000

742
Sales: 1
Avg: \$185,000
Med: \$185,000

760
Sales: 19
Avg: \$91,963
Med: \$98,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

