

Quarterly market

REPORT

1st QUARTER 2022

Quarterly Highlights

- The average sale price of single-family detached home in the 1st Quarter 2022 was \$363,940 a 17.96% increase from 1ST Quarter 2021.
- Single-family detached home sales decreased 13.26% from 1ST Quarter 2021 to 2,551.

New Listings	Closed Sales	Average Sale \$
Detached: 3,031 Attached: 285	Detached: 2,551 Attached: 273	Detached: \$363,940 Attached: \$235,610
1st QTR 2021 Detached: 3,499 Attached: 397	1ST QTR 2021 Detached: 2,941 Attached: 301	1ST QTR 2021 Detached: \$308,516 Attached: \$197,534
% Change (Detached) -13.38%	% Change (Detached) -13.26%	% Change (Detached) +17.96%



www.gaar.com

Contact

Bridget Gilbert 2022 GAAR President

Phone 505-270-1959 Email president@gaar.com

1ST Quarter 2022 & 2021 RECAP for Greater Albuquerque Areas

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

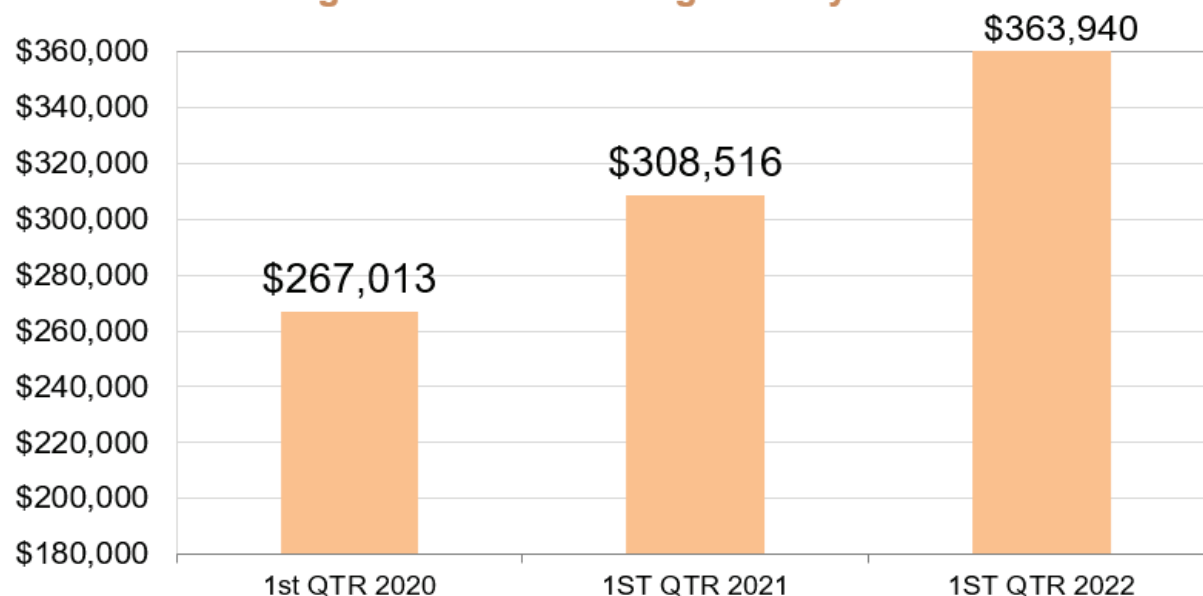
Class R1	2022	2021	% of Change
Average Sale Price:	\$363,940	\$308,516	17.96%
Median Sale Price:	\$315,000	\$265,000	18.87%
Total Sold & Closed:	2,551	2,941	-13.26%
Total Dollar Volume*:	\$928.4	\$907.3	2.33%
New Listings:	3,031	3,499	-13.38%
Days on Market:	18	24	-25.00%

Class R2	2022	2021	% of Change
Average Sale Price:	\$235,610	\$197,534	19.28%
Median Sale Price:	\$230,000	\$186,000	23.66%
Total Sold & Closed:	273	301	-9.30%
Total Dollar Volume*:	\$64.3	\$60.0	7.20%
New Listinas:	285	397	-28.21%

The numbers above reflect the time period between January 1st 2022 and March 31st 2022.

*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 2022 & 2021 RECAP for Albuquerque (Areas 10-121)

Class R1	2022	2021	% of Change
Average Sale Price:	\$357,157	\$304,054	17.46%
Median Sale Price:	\$309,000	\$260,000	18.85%
Total Sold & Closed:	1,609	1,926	-16.46%
Total Dollar Volume*:	\$574.6	\$585.6	-1.88%
New Listings:	1,983	2,271	-12.68%
Days on Market:	15	24	-37.50%

Class R2	2022	2021	% of Change
Average Sale Price:	\$242,246	\$201,681	20.11%
Median Sale Price:	\$235,000	\$190,000	23.68%
Total Sold & Closed:	243	257	-5.45%
Total Dollar Volume*:	\$58.9	\$51.8	13.63%
New Listings:	259	343	-24.49%
Days on Market:	17	23	-26.09%

1st QTR 2022 & 2021 RECAP for Rio Rancho (Areas 140-162)

Class R1	2022	2021	% of Change
Average Sale Price:	\$360,105	\$289,721	24.29%
Median Sale Price:	\$331,000	\$267,280	23.84%
Total Sold & Closed:	472	586	-19.45%
Total Dollar Volume*:	\$169.9	\$169.8	0.06%
New Listings:	254	715	-64.48%
Days on Market:	16	24	-33.33%

Class R2	2022	2021	% of Change
Average Sale Price:	\$206,897	\$177,606	16.49%
Median Sale Price:	\$180,000	\$180,000	0.00%
Total Sold & Closed:	19	35	-45.71%
Total Dollar Volume*:	\$3.9	\$6.2	-36.61%
New Listings:	20	36	-44.44%
Days on Market:	12	11	9.09%

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

1st QTR 2022 & 2021 RECAP for East Mountains (Areas 210-293, Detached Only)

Class R1	2022	2021	% of Change
Average Sale Price:	\$402,819	\$359,382	12.09%
Median Sale Price:	\$382,000	\$350,000	9.14%
Total Sold & Closed:	141	130	8.46%
Total Dollar Volume*:	\$56.8	\$46.7	21.61%
New Listings:	147	140	5.00%
Days on Market:	32	47	-31.91%

1st QTR 2022 & 2021 RECAP for Valencia County (Areas 690-760, Detached Only)

Class R1	2022	2021	% of Change
Average Sale Price:	\$299,297	\$250,538	19.46%
Median Sale Price:	\$275,000	\$225,000	22.22%
Total Sold & Closed:	238	193	23.32%
Total Dollar Volume*:	\$71.2	\$48.3	47.47%
New Listings:	253	247	2.43%
Days on Market:	28	48	-41.67%

The numbers above reflect the time period between January 1st 2022 to March 31st 2022.

**Total Dollar Volume (millions)*

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

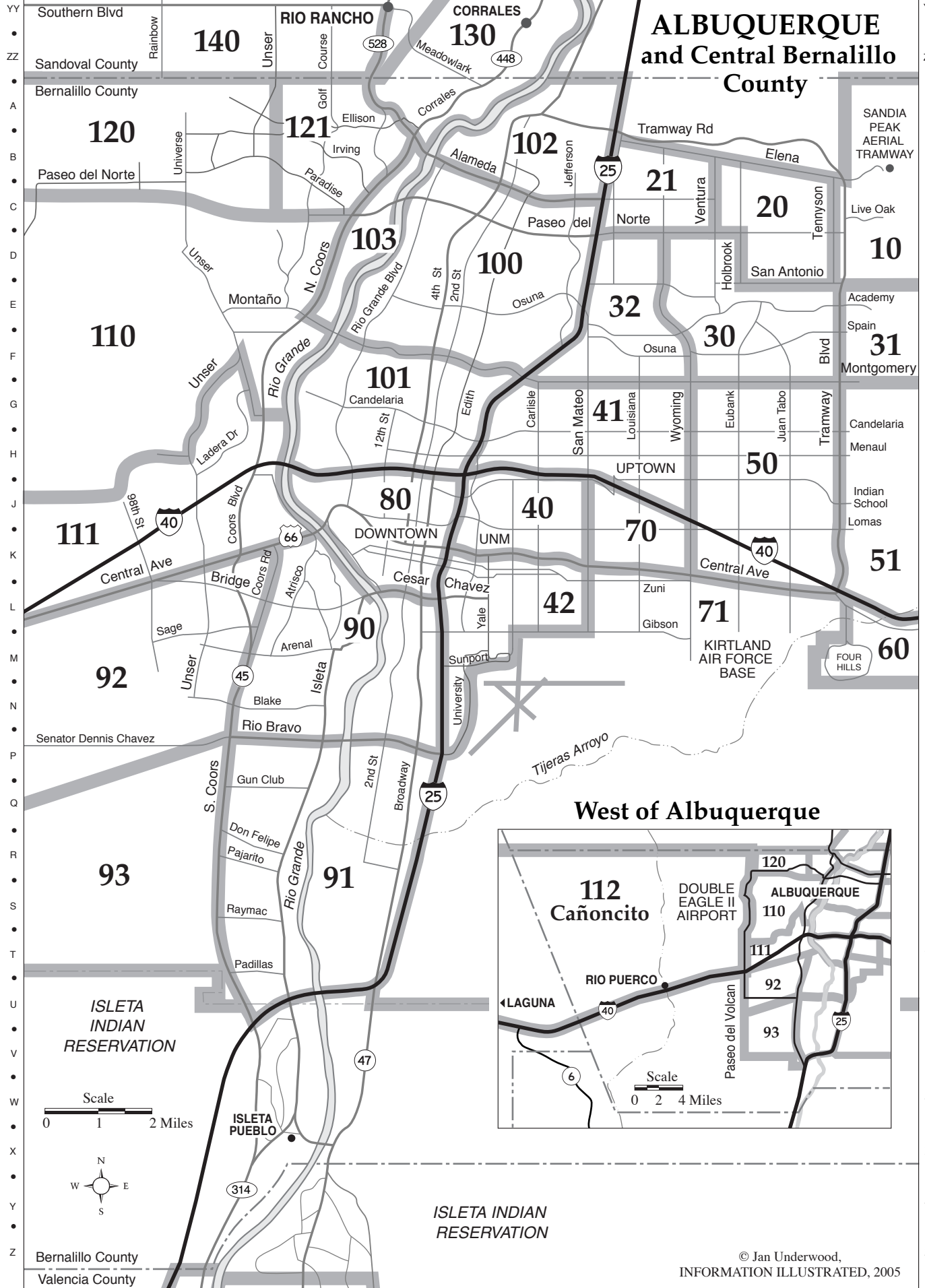
1st QTR 2022 Area Summary for single-family home sales

	Sales	Change from 1st QTR 2021	Average Sale Price	Change from 1st QTR 2021	Median Sale Price	Change from 1st QTR 2021
10 Sandia Heights	15	-37.50%	\$808,038	30.79%	\$315,000	-48.57%
20 North Albuquerque Acres	19	-44.12%	\$1,004,842	46.92%	\$750,000	19.05%
21 Albuquerque Acres West	39	-17.02%	\$515,457	1.49%	\$775,000	72.41%
30 Far NE Heights	92	-10.68%	\$439,255	12.86%	\$489,000	37.75%
31 Foothills North	26	-18.75%	\$732,442	14.58%	\$399,750	-31.14%
32 Academy West	39	-20.41%	\$335,815	9.96%	\$657,500	121.01%
40 UNM	42	-31.15%	\$418,235	21.90%	\$320,000	8.66%
41 Uptown	89	-6.32%	\$277,351	15.03%	\$355,227	51.16%
42 UNM South	46	-35.21%	\$353,186	36.48%	\$262,300	6.63%
50 NE Heights	185	-19.91%	\$276,844	18.38%	\$332,500	47.78%
51 Foothills South	31	-27.91%	\$400,927	7.14%	\$265,000	-29.33%
60 Four Hills	17	-39.29%	\$505,441	22.54%	\$377,000	-2.71%
70 Fairgrounds	43	86.96%	\$260,013	15.09%	\$500,000	150.00%
71 Southeast Heights	51	-17.74%	\$338,508	13.58%	\$260,000	-17.46%
72 Mesa Del Sol	10	-9.09%	\$417,296	22.93%	\$318,000	-3.99%
80 Downtown	43	-21.82%	\$346,405	33.35%	\$429,730	100.77%
90 Near South Valley	54	5.88%	\$211,135	18.47%	\$314,000	84.71%
91 Valley Farms	16	-42.86%	\$332,406	6.78%	\$195,000	-19.34%
92 Southwest Heights	163	-7.91%	\$238,098	19.05%	\$307,500	57.69%
93 Pajarito	3	0.00%	\$310,500	24.23%	\$240,000	14.29%
100 North Valley	52	26.83%	\$534,594	39.36%	\$330,000	8.55%
101 Near North Valley	61	-7.58%	\$334,067	5.71%	\$404,500	38.29%
102 Far North Valley	5	-37.50%	\$463,497	-40.93%	\$290,000	-51.97%
103 West River Valley	7	16.67%	\$490,524	-29.27%	\$345,000	-41.67%
110 Northwest Heights	158	-10.23%	\$420,508	28.09%	\$538,371	84.53%
111 Ladera Heights	116	-18.31%	\$283,882	19.50%	\$370,500	64.48%
112 Canoncito	0	N/A	\$0	N/A	\$270,750	N/A
120 Paradise West	112	-33.33%	\$317,818	23.12%	\$0	-100.00%
121 Paradise East	75	-17.58%	\$362,605	23.45%	\$315,000	12.50%
130 Corrales	28	-12.50%	\$787,818	14.76%	\$350,000	-40.62%
140 Rio Rancho South	61	-15.28%	\$406,765	21.91%	\$684,500	120.81%
141 Rio Rancho Southwest	0	-100.00%	\$0	-100.00%	\$370,000	77.88%
150 Rio Rancho Mid	114	-27.39%	\$320,973	18.07%	\$0	-100.00%
151 Rio Rancho Mid-North	64	-36.00%	\$426,592	35.72%	\$290,000	6.03%
152 Rio Rancho Mid-West	12	0.00%	\$287,712	44.80%	\$380,000	92.41%
160 Rio Rancho North	134	-2.90%	\$403,894	22.60%	\$282,500	-13.55%
161 Rio Rancho Central	87	-16.35%	\$272,299	23.42%	\$401,095	84.87%
162 Rio Rancho Northwest	0	-100.00%	\$0	-100.00%	\$270,000	-37.93%
170 Bernalillo/Algodones	27	-15.63%	\$384,803	6.18%	\$0	-100.00%
180 Placitas	35	-16.67%	\$655,616	18.08%	\$379,000	-32.95%
10-293 East Mountain Area	141	8.46%	\$402,819	12.09%	\$382,000	9.14%
90-760 Valencia County	238	23.32%	\$299,297	19.46%	\$275,000	22.22%

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

1st QTR 2022 Area Summary for single-family home sales

		Sales	Change from 1st QTR 2021	Average Sale Price	Change from 1st QTR 2021	Median Sale Price	Change from 1st QTR 2021
210	Carnuel/Monticello	4	N/A	\$264,250	N/A	\$270,000	N/A
220	North of I-40	33	-13.16%	\$542,988	23.86%	\$466,000	10.70%
230	South of I-40	19	111.11%	\$380,232	30.21%	\$359,900	20.05%
231	Manzano Mountain	0	-100.00%	\$0	-100.00%	\$0	-100.00%
240	Zuzax Tijeras	19	-9.52%	\$449,655	-10.21%	\$449,000	-7.42%
250	NW Edgewood	25	-3.85%	\$384,140	2.37%	\$420,000	19.40%
260	South 217	8	60.00%	\$305,812	24.62%	\$293,500	-2.17%
270	NE Edgewood	12	33.33%	\$330,992	11.03%	\$325,000	18.18%
271	Stanley	2	N/A	\$571,500	N/A	\$571,500	N/A
280	SE Edgewood	1	N/A	\$350,000	N/A	\$350,000	N/A
290	North Moriarty	1	-50.00%	\$377,000	55.46%	\$377,000	55.46%
291	South Moriarty	7	-30.00%	\$284,371	111.74%	\$180,000	44.00%
292	Estancia McIntosh	6	0.00%	\$153,083	1.53%	\$100,000	-19.26%
293	Mountainair	5	25.00%	\$320,600	79.91%	\$365,000	87.18%
690	West Valencia County	1	0.00%	\$100,000	-44.44%	\$100,000	-44.44%
700	Los Lunas	50	-7.41%	\$312,799	22.42%	\$307,620	21.60%
701	W Los Lunas	27	12.50%	\$338,323	35.93%	\$326,330	34.60%
710	Bosque/Peralta	21	75.00%	\$456,410	17.16%	\$410,000	13.89%
711	East Los Lunas/Tome	7	-61.11%	\$394,343	-2.35%	\$277,450	-26.01%
720	Meadowlake/El Cerro	1	-50.00%	\$275,000	205.56%	\$275,000	205.56%
721	Las Maravillas	42	68.00%	\$249,788	34.71%	\$247,438	39.80%
730	West Belen	1	-66.67%	\$385,000	168.61%	\$385,000	126.47%
740	Los Chavez	26	116.67%	\$330,481	23.28%	\$280,950	21.10%
741	Belen	33	83.33%	\$207,013	46.59%	\$174,900	25.83%
742	Jarales Bosque	3	0.00%	\$333,333	68.07%	\$365,000	65.91%
750	Adelino	4	0.00%	\$368,188	18.77%	\$310,000	30.53%
760	Rio Communities/Tierra Grande	22	29.41%	\$225,695	6.82%	\$235,200	33.26%



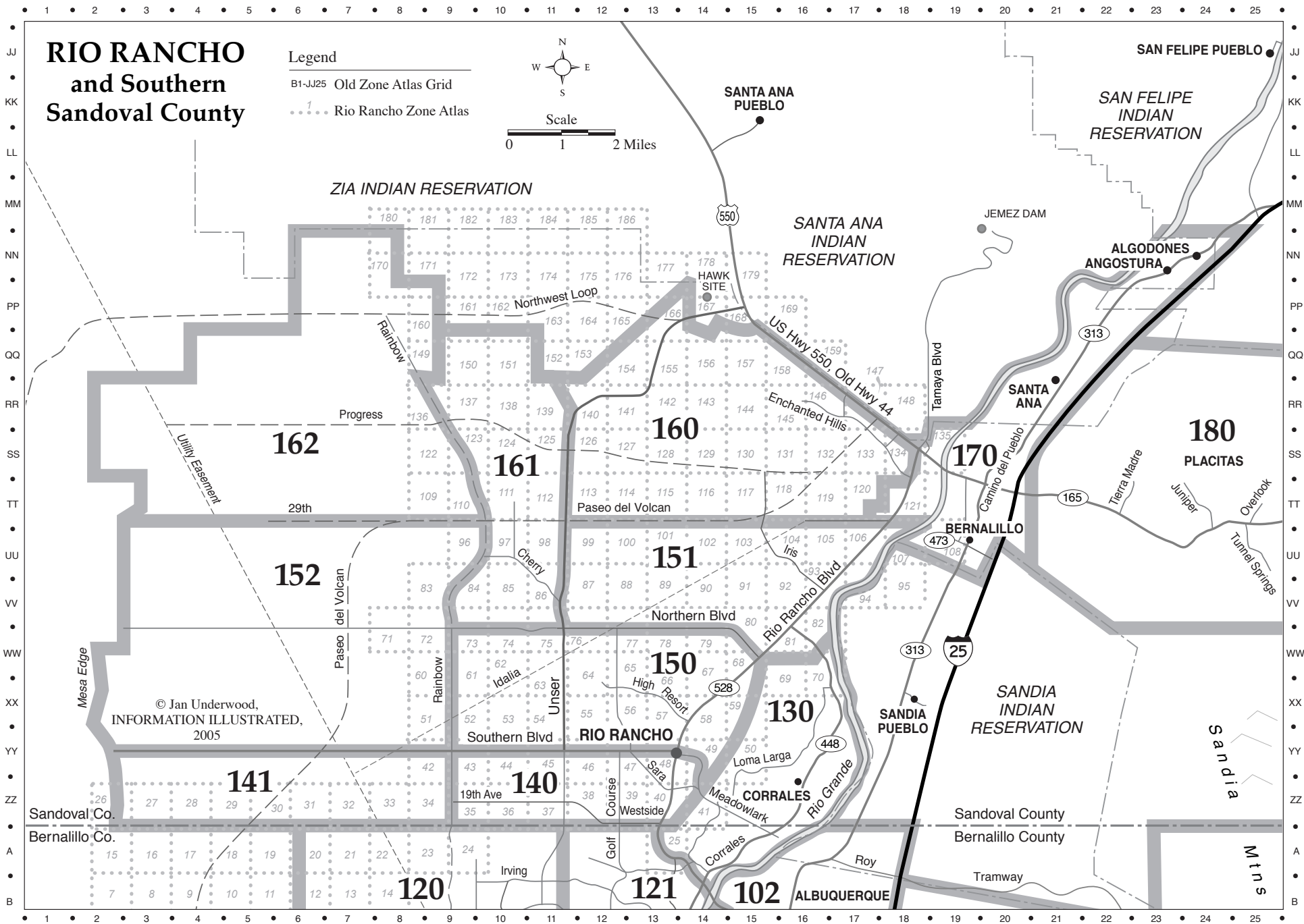
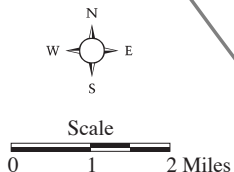
YY
ZZ
A
B
C
D
E
F
G
H
J
K
L
M
N
P
Q
R
S
T
U
V
W
X
Y
Z

YY
ZZ
A
B
C
D
E
F
G
H
J
K
L
M
N
P
Q
R
S
T
U
V
W
X
Y
Z

RIO RANCHO and Southern Sandoval County

Legend

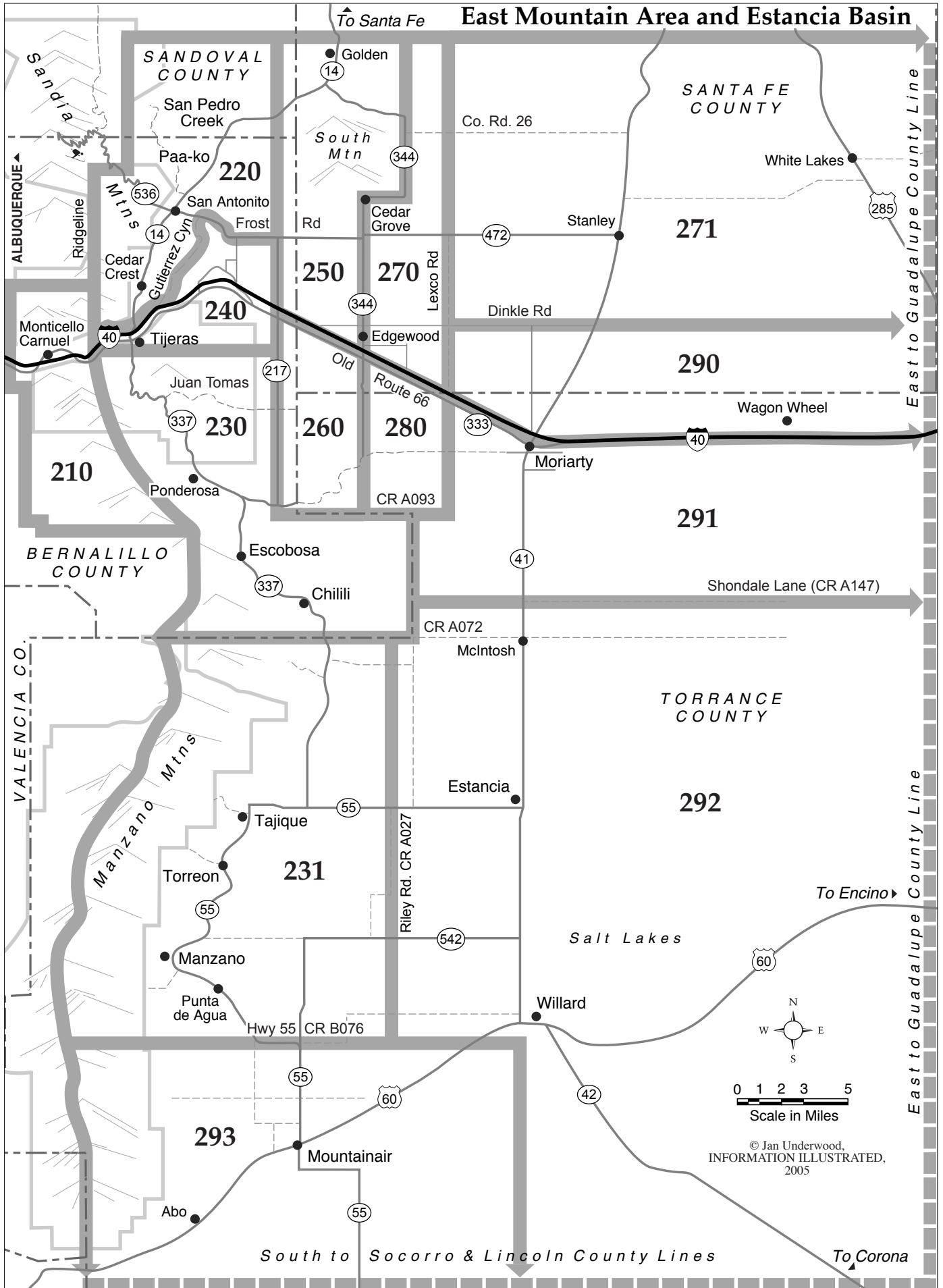
- B1-JJ25 Old Zone Atlas Grid
- Rio Rancho Zone Atlas

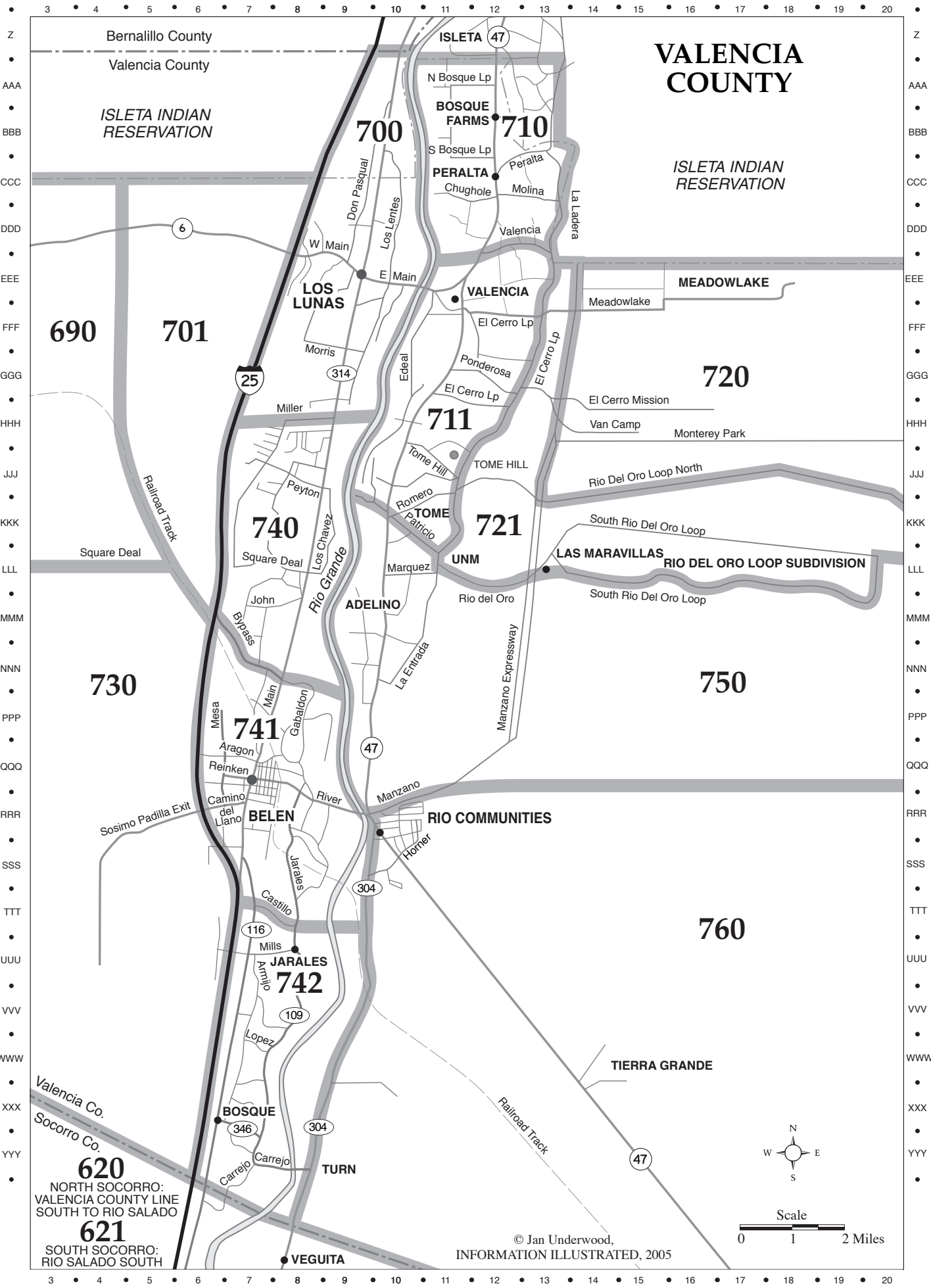


© Jan Underwood,
INFORMATION ILLUSTRATED,
2005

Sandia
Mtns

East Mountain Area and Estancia Basin





3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Z Bernalillo County Valencia County

AAA ISLETA INDIAN RESERVATION VALENCIA COUNTY ISLETA INDIAN RESERVATION

BBB 700 710

CCC BOSQUE FARMS PERALTA

DDD LOS LUNAS VALENCIA

EEE MEADOWLAKE

FFF 690 701 720

GGG 25 314 711

HHH LOS LUNAS VALENCIA

III MEADOWLAKE

JJJ 740 721

KKK RIO DEL ORO LOOP SUBDIVISION

LLL LAS MARAVILLAS

MMM 730 750

NNN 741

OOO BELEN RIO COMMUNITIES

PPP 760

QQQ 742

RRR BOSQUE

SSS TURN

TTT 620

UUU NORTH SOCORRO: VALENCIA COUNTY LINE SOUTH TO RIO SALADO

VVV 621

WWW SOUTH SOCORRO: RIO SALADO SOUTH

XXX

YYY

3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Z Bernalillo County Valencia County

AAA ISLETA INDIAN RESERVATION VALENCIA COUNTY ISLETA INDIAN RESERVATION

BBB 700 710

CCC BOSQUE FARMS PERALTA

DDD LOS LUNAS VALENCIA

EEE MEADOWLAKE

FFF 690 701 720

GGG 25 314 711

HHH LOS LUNAS VALENCIA

III MEADOWLAKE

JJJ 740 721

KKK RIO DEL ORO LOOP SUBDIVISION

LLL LAS MARAVILLAS

MMM 730 750

NNN 741

OOO BELEN RIO COMMUNITIES

PPP 760

QQQ 742

RRR BOSQUE

SSS TURN

TTT 620

UUU NORTH SOCORRO: VALENCIA COUNTY LINE SOUTH TO RIO SALADO

VVV 621

WWW SOUTH SOCORRO: RIO SALADO SOUTH

XXX

YYY

3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20