

QUARTERLY MARKET REPORT

3rd QTR 2016



New Listings

	3rd QTR 2016	3rd QTR 2015
Detached	4,396	4,354
Attached	427	417

% Change (Detached)

+0.96%

Closed Sales

	3rd QTR 2016	3rd QTR 2015
Detached	3,069	2,886
Attached	252	291

% Change (Detached)

+6.34%

Average Sale Price

	3rd QTR 2016	3rd QTR 2015
Detached	\$228,271	\$220,928
Attached	\$148,121	\$144,714

% Change (Detached)

+3.32%

QUARTERLY HIGHLIGHTS

- The average sale price of single-family detached homes in 3rd Quarter 2016 was \$228,271, a 3.32% increase from 3rd Quarter 2015.
- Single-family detached home sales increased 6.34% from 3rd Quarter 2015 to 3,069.

CONTACT

Jon Schnoor
2016 GAAR President

Phone: 505-385-2154

Email: president@gaar.com

Recap for Greater Albuquerque Area



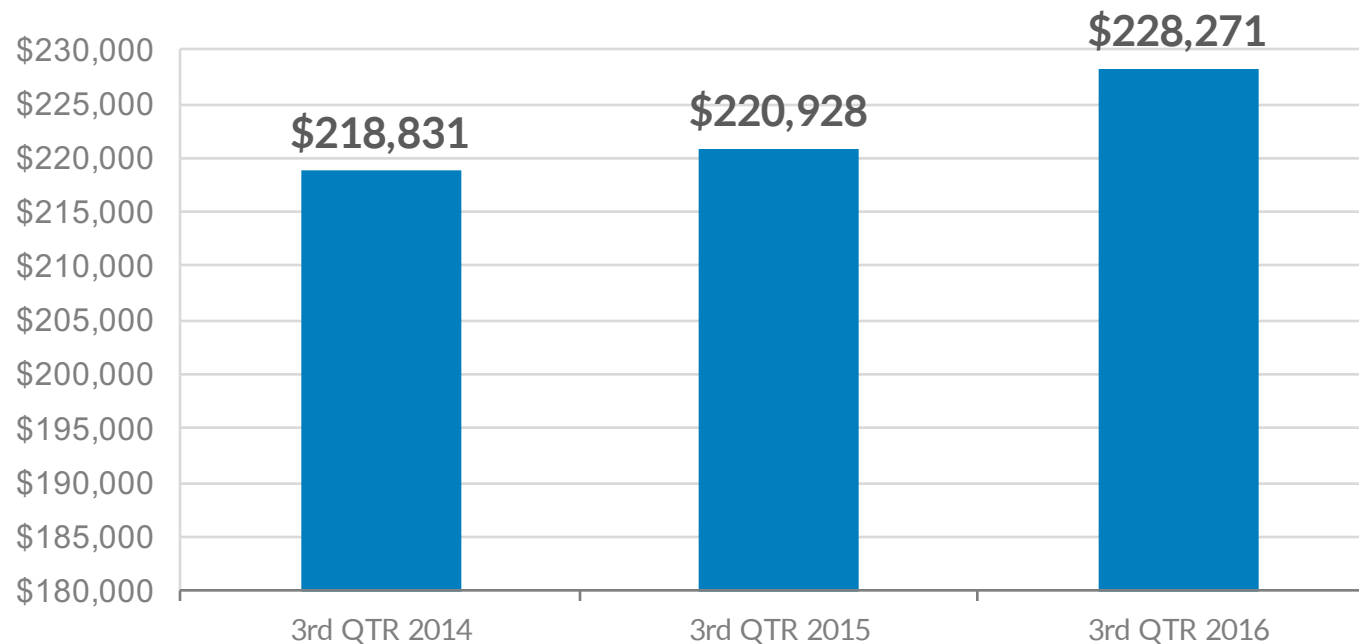
Class R1 (Existing Single-Family Detached)

Class R1	2016	2015	% of Change
Average Sale Price:	\$228,271	\$220,928	3.32%
Median Sale Price:	\$192,000	\$185,000	3.78%
Total Sold & Closed:	3,069	2,886	6.34%
Total Dollar Volume*:	\$700.6	\$637.6	9.88%
New Listings:	4,396	4,354	0.96%
Days on Market:	48	58	-17.24%

Class R2 (Existing Condo/Townhome Attached)

Class R2	2016	2015	% of Change
Average Sale Price:	\$148,121	\$144,714	2.35%
Median Sale Price:	\$139,125	\$139,950	-0.59%
Total Sold & Closed:	252	291	-13.40%
Total Dollar Volume*:	\$37.3	\$42.1	-11.42%
New Listings:	427	417	2.40%
Days on Market:	46	64	-28.13%

Average Sale Price for Single-Family Detached Homes



Recap for Albuquerque & Rio Rancho



Albuquerque (Areas 10 - 121)

Class R1	2016	2015	% of Change
Average Sale Price:	\$233,548	\$225,506	3.57%
Median Sale Price:	\$198,250	\$187,000	6.02%
Total Sold & Closed:	2,056	1,968	4.47%
Total Dollar Volume*:	\$480.2	\$443.8	8.20%
New Listings:	2,930	2,932	-0.07%
Days on Market:	46	49	-6.12%

Rio Rancho (Areas 140 - 162)

Class R1	2016	2015	% of Change
Average Sale Price:	\$200,817	\$187,479	7.11%
Median Sale Price:	\$175,000	\$168,500	3.86%
Total Sold & Closed:	606	503	20.48%
Total Dollar Volume*:	\$121.7	\$94.3	29.05%
New Listings:	804	719	11.82%
Days on Market:	38	62	-38.71%

Class R2	2016	2015	% of Change
Average Sale Price:	\$150,373	\$151,000	-0.42%
Median Sale Price:	\$139,500	\$146,500	-4.78%
Total Sold & Closed:	223	244	-8.61%
Total Dollar Volume*:	\$33.5	\$36.8	-9.08%
New Listings:	380	362	4.97%
Days on Market:	44	54	-18.52%

Class R2	2016	2015	% of Change
Average Sale Price:	\$143,211	\$107,827	32.82%
Median Sale Price:	\$152,500	\$80,000	90.63%
Total Sold & Closed:	19	32	-40.63%
Total Dollar Volume*:	\$2.7	\$3.5	-21.74%
New Listings:	21	35	-40.00%
Days on Market:	48	97	-50.52%

Recap for East Mountains & Valencia County



East Mountains (Areas 210 - 293)

Class R1	2016	2015	% of Change
Average Sale Price:	\$249,332	\$245,341	1.63%
Median Sale Price:	\$214,000	\$228,000	-6.14%
Total Sold & Closed:	129	159	-18.87%
Total Dollar Volume*:	\$32.1	\$39.0	-17.71%
New Listings:	239	230	3.91%
Days on Market:	69	102	-32.35%

Valencia (Areas 690 - 760)

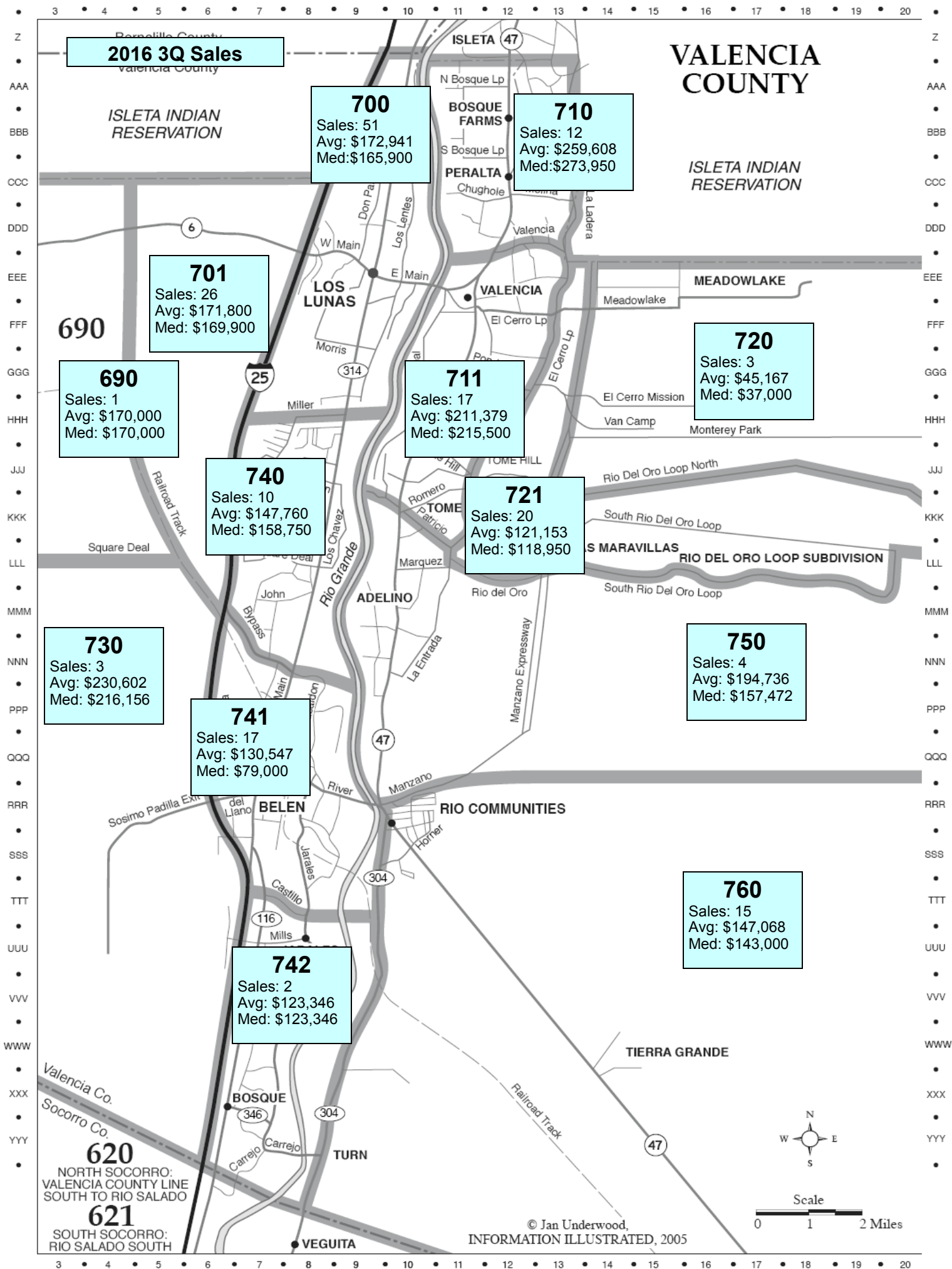
Class R1	2016	2015	% of Change
Average Sale Price:	\$167,649	\$160,661	4.35%
Median Sale Price:	\$157,500	\$129,007	22.09%
Total Sold & Closed:	181	163	11.04%
Total Dollar Volume*:	\$30.3	\$26.2	15.71%
New Listings:	253	303	-16.50%
Days on Market:	80	87	-8.05%

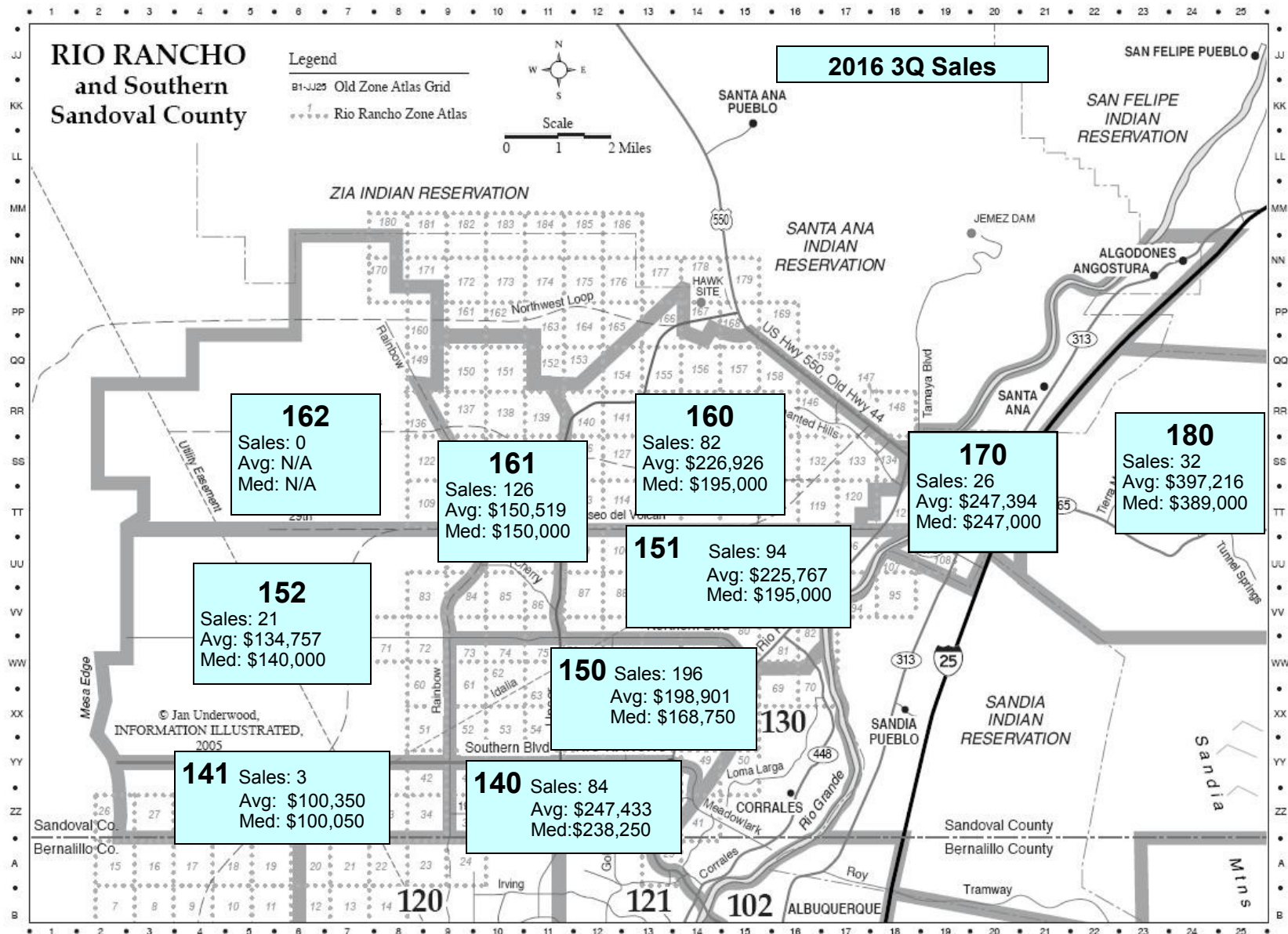
Area Summary for Single-Family Home Sales



		Sales	Change from 3rd QTR 2015	Average Sale Price	Change from 3rd QTR 2015	Median Sale Price	Change from 3rd QTR 2015
10	Sandia Heights	19	-20.83%	\$500,262	22.28%	\$372,500	-6.64%
20	North Albuquerque Acres	32	3.23%	\$585,135	1.84%	\$555,000	-5.93%
21	Albuquerque Acres West	63	16.67%	\$356,638	-7.31%	\$330,000	-7.50%
30	Far NE Heights	147	8.09%	\$306,396	6.68%	\$284,000	6.79%
31	Foothills North	37	2.78%	\$544,176	-1.54%	\$540,000	22.73%
32	Academy West	57	-5.00%	\$225,072	-2.58%	\$215,000	3.14%
40	UNM	66	0.00%	\$294,753	7.35%	\$275,000	4.51%
41	Uptown	114	31.03%	\$175,802	-1.16%	\$162,000	-4.65%
42	UNM South	63	16.67%	\$227,522	0.29%	\$205,000	0.24%
50	NE Heights	213	0.00%	\$171,496	1.95%	\$165,000	1.23%
51	Foothills South	64	28.00%	\$330,049	4.68%	\$311,000	4.54%
60	Four Hills	30	20.00%	\$313,227	-6.82%	\$332,500	4.56%
70	Fairgrounds	41	17.14%	\$157,401	10.67%	\$150,500	10.26%
71	Southeast Heights	56	36.59%	\$184,703	-3.35%	\$182,500	-5.19%
72	Mesa Del Sol	3	-40.00%	\$290,151	15.76%	\$299,900	33.29%
80	Downtown	38	2.70%	\$208,883	-0.89%	\$191,000	5.12%
90	Near South Valley	31	-20.51%	\$110,650	-3.62%	\$114,300	-5.12%
91	Valley Farms	29	38.10%	\$187,669	13.95%	\$160,000	10.34%
92	Southwest Heights	196	-9.68%	\$133,318	9.00%	\$134,900	8.01%
93	Pajarito	5	-16.67%	\$202,600	29.94%	\$158,000	-1.56%
100	North Valley	65	-4.41%	\$335,969	11.78%	\$273,000	7.69%
101	Near North Valley	69	-1.43%	\$232,289	-6.30%	\$170,000	-19.05%
102	Far North Valley	4	-42.86%	\$315,125	41.31%	\$333,500	33.40%
103	West River Valley	8	-52.94%	\$332,425	-20.61%	\$327,500	2.99%
110	Northwest Heights	201	12.92%	\$243,674	5.08%	\$220,000	4.76%
111	Ladera Heights	118	-6.35%	\$165,824	8.05%	\$156,250	1.13%
112	Canonicito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	162	0.00%	\$193,267	6.04%	\$184,500	6.49%
121	Paradise East	125	21.36%	\$218,670	-1.38%	\$207,900	1.41%
130	Corrales	39	11.43%	\$437,013	-1.14%	\$395,000	-3.64%
140	Rio Rancho South	84	15.07%	\$247,433	10.90%	\$238,250	11.91%
141	Rio Rancho Southwest	3	200.00%	\$100,350	52.05%	\$100,050	51.59%
150	Rio Rancho Mid	196	1.03%	\$198,901	12.45%	\$168,750	3.53%
151	Rio Rancho Mid-North	94	54.10%	\$225,767	-2.92%	\$195,000	-2.50%
152	Rio Rancho Mid-West	21	-32.26%	\$134,757	-12.40%	\$140,000	-12.45%
160	Rio Rancho North	82	46.43%	\$226,926	3.45%	\$195,000	-8.08%
161	Rio Rancho Central	126	44.83%	\$150,519	5.65%	\$150,000	7.53%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	26	-18.75%	\$247,349	-15.26%	\$247,000	-9.02%
180	Placitas	32	23.08%	\$397,216	8.26%	\$389,000	2.04%
210-293	East Mountain Area	129	-18.87%	\$249,332	1.63%	\$214,000	-6.14%
690-760	Valencia County	181	11.04%	\$167,649	4.35%	\$157,500	22.09%

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





2016 3Q Sales



