

QUARTERLY MARKET REPORT

4th QTR 2016



New Listings

	4th QTR 2016	4th QTR 2015
Detached	2,977	3,113
Attached	321	311

Closed Sales

	4th QTR 2016	4th QTR 2015
Detached	2,467	2,313
Attached	251	240

Average Sale Price

	4th QTR 2016	4th QTR 2015
Detached	\$221,456	\$212,648
Attached	\$149,346	\$146,493

% Change (Detached)

-4.37%

% Change (Detached)

+6.66%

% Change (Detached)

+4.14%

QUARTERLY HIGHLIGHTS

- The average sale price of single-family detached homes in 4th Quarter 2016 was \$221,456, a 4.14% increase from 4th Quarter 2015.
- Single-family detached home sales increased 6.66% from 4th Quarter 2015 to 2,467.

CONTACT

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Recap for Greater Albuquerque Area



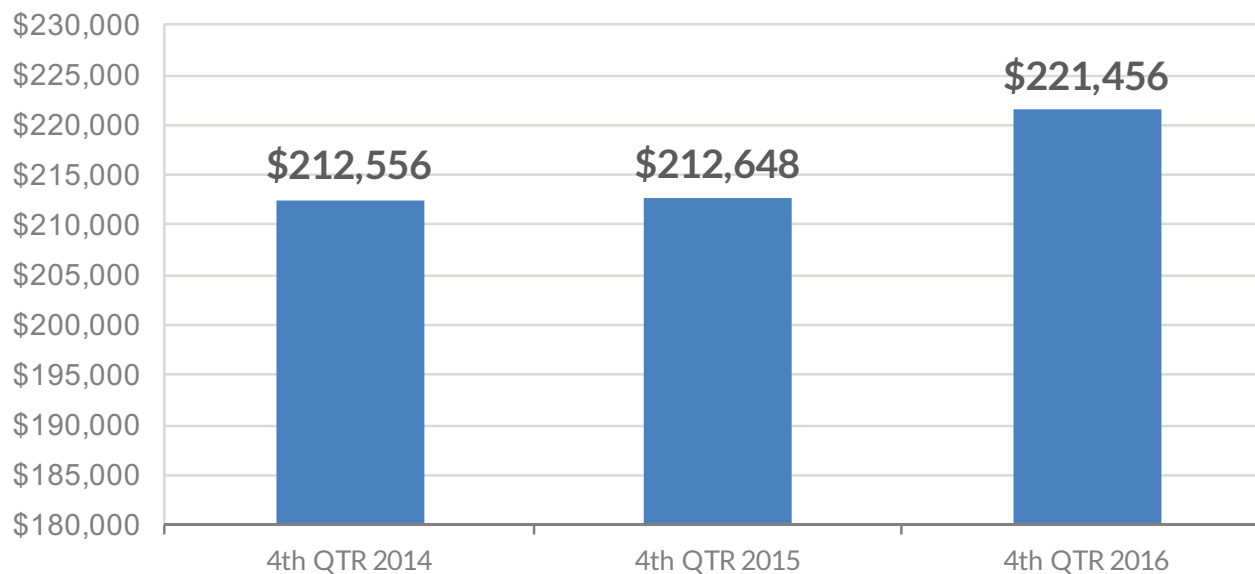
Class R1 (Existing Single-Family Detached)

Class R1	2016	2015	% of Change
Average Sale Price:	\$221,456	\$212,648	4.14%
Median Sale Price:	\$189,000	\$180,000	5.00%
Total Sold & Closed:	2,467	2,313	6.66%
Total Dollar Volume*:	\$546.3	\$491.8	11.08%
New Listings:	2,977	3,113	-4.37%
Days on Market:	55	60	-8.33%

Class R2 (Existing Condo/Townhome Attached)

Class R2	2016	2015	% of Change
Average Sale Price:	\$149,346	\$146,493	1.95%
Median Sale Price:	\$142,900	\$133,650	6.92%
Total Sold & Closed:	251	240	4.58%
Total Dollar Volume*:	\$37.5	\$35.1	6.84%
New Listings:	321	311	3.22%
Days on Market:	47	67	-29.85%

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:	\$224,527	\$219,414	2.33%
Median Sale Price:	\$190,000	\$185,000	2.70%
Total Sold & Closed:	1,655	1,529	8.24%
Total Dollar Volume*:	\$371.6	\$335.4	10.79%
New Listings:	1,994	2,053	-2.87%
Days on Market:	51	54	-5.56%

Rio Rancho (Areas 140 - 162)

Class R1	2016	2015	% of Change
Average Sale Price:	\$193,294	\$181,406	6.55%
Median Sale Price:	\$178,500	\$163,000	9.51%
Total Sold & Closed:	459	421	9.03%
Total Dollar Volume*:	\$90.9	\$76.3	19.13%
New Listings:	531	554	-4.15%
Days on Market:	49	61	-19.67%

Class R2	2016	2015	% of Change
Average Sale Price:	\$153,994	\$152,450	1.01%
Median Sale Price:	\$145,000	\$137,500	5.45%
Total Sold & Closed:	224	201	11.44%
Total Dollar Volume*:	\$34.5	\$30.6	12.75%
New Listings:	289	275	5.09%
Days on Market:	48	66	-27.27%

Class R1	2016	2015	% of Change
Average Sale Price:	\$221,456	\$212,648	4.14%
Median Sale Price:	\$189,000	\$180,000	5.00%
Total Sold & Closed:	2,467	2,313	6.66%
Total Dollar Volume*:	\$546.3	\$491.8	11.08%
New Listings:	2,977	3,113	-4.37%
Days on Market:	55	60	-8.33%

Recap for East Mountains & Valencia County



East Mountains (Areas 210 - 293)

Class R1	2016	2015	% of Change
Average Sale Price:	\$255,711	\$227,740	12.28%
Median Sale Price:	\$249,000	\$214,250	16.22%
Total Sold & Closed:	117	128	-8.59%
Total Dollar Volume*:	\$29.9	\$29.1	2.75%
New Listings:	149	173	-13.87%
Days on Market:	82	98	-16.33%

Valencia (Areas 690 - 760)

Class R1	2016	2015	% of Change
Average Sale Price:	\$161	\$150,633	-99.89%
Median Sale Price:	\$146,750	\$135,000	8.70%
Total Sold & Closed:	138	151	-8.61%
Total Dollar Volume*:	\$22.3	\$22.7	-1.76%
New Listings:	175	211	-17.06%
Days on Market:	84	69	21.74%

Area Summary for Single-Family Home Sales



		Sales	Change from 4th QTR 2015	Average Sale Price	Change from 4th QTR 2015	Median Sale Price	Change from 4th QTR 2015
10	Sandia Heights	14	-26.32%	\$420,386	4.15%	\$389,450	8.18%
20	North Albuquerque Acres	31	29.17%	\$565,284	3.91%	\$515,000	-10.90%
21	Albuquerque Acres West	38	-24.00%	\$346,008	2.71%	\$294,360	-8.51%
30	Far NE Heights	130	21.50%	\$290,285	2.97%	\$266,000	12.00%
31	Foothills North	24	-14.29%	\$545,571	-0.92%	\$512,500	5.99%
32	Academy West	37	12.12%	\$248,186	5.12%	\$235,000	2.62%
40	UNM	47	0.00%	\$289,542	13.43%	\$255,000	3.66%
41	Uptown	86	40.98%	\$167,518	2.19%	\$164,950	3.74%
42	UNM South	40	8.11%	\$236,188	6.38%	\$215,500	2.62%
50	NE Heights	184	6.36%	\$170,331	2.96%	\$168,750	2.27%
51	Foothills South	38	15.15%	\$281,624	2.94%	\$267,900	1.09%
60	Four Hills	21	16.67%	\$320,107	-2.57%	\$320,640	6.00%
70	Fairgrounds	32	3.23%	\$150,656	2.58%	\$143,000	2.88%
71	Southeast Heights	47	11.90%	\$187,840	-5.20%	\$189,900	7.83%
72	Mesa Del Sol	2	-33.33%	\$339,244	31.49%	\$339,244	23.36%
80	Downtown	45	18.42%	\$254,135	36.79%	\$209,000	22.94%
90	Near South Valley	48	37.14%	\$128,310	12.70%	\$119,500	3.91%
91	Valley Farms	25	25.00%	\$212,810	-6.34%	\$159,000	-15.20%
92	Southwest Heights	171	-3.39%	\$133,308	3.19%	\$133,000	2.39%
93	Pajarito	5	25.00%	\$87,620	-50.29%	\$74,000	-53.46%
100	North Valley	42	35.48%	\$303,103	-0.82%	\$247,500	-1.00%
101	Near North Valley	48	-29.41%	\$247,076	-5.37%	\$177,450	-15.88%
102	Far North Valley	5	-37.50%	\$269,000	-15.04%	\$300,000	39.70%
103	West River Valley	4	-63.64%	\$372,125	-1.50%	\$381,250	22.20%
110	Northwest Heights	141	6.82%	\$236,641	3.46%	\$213,500	6.75%
111	Ladera Heights	117	17.00%	\$162,179	4.69%	\$160,000	7.74%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	130	11.11%	\$197,604	7.78%	\$189,000	11.18%
121	Paradise East	103	25.61%	\$221,970	7.67%	\$204,000	2.51%
130	Corrales	35	20.69%	\$435,852	7.28%	\$415,000	5.06%
140	Rio Rancho South	54	0.00%	\$239,022	6.92%	\$220,250	4.63%
141	Rio Rancho Southwest	0	N/A	\$0	N/A	\$0	N/A
150	Rio Rancho Mid	157	10.56%	\$182,053	1.97%	\$161,750	5.20%
151	Rio Rancho Mid-North	69	23.21%	\$229,791	0.13%	\$200,000	1.27%
152	Rio Rancho Mid-West	12	-57.14%	\$129,998	-11.25%	\$130,000	-20.68%
160	Rio Rancho North	86	82.98%	\$211,373	12.07%	\$195,000	11.43%
161	Rio Rancho Central	81	-12.90%	\$143,687	2.82%	\$140,000	2.17%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	36	16.13%	\$213,860	-11.38%	\$191,750	-16.59%
180	Placitas	27	12.50%	\$403,111	9.46%	\$388,500	11.00%
210-293	East Mountain Area	117	-8.59%	\$255,711	12.28%	\$249,000	16.22%
690-760	Valencia County	138	-8.61%	\$161,317	7.09%	\$146,750	8.70%

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