

Quarterly market REPORT

2nd
QTR
2016

Quarterly Highlights

- The average sale price of single-family detached homes in 2nd Quarter 2016 was \$228,003 a 4.26% increase from 2nd Quarter 2015.
- Single-family detached home sales increased 9.19% from 2nd Quarter 2015.

New Listings	Closed Sales	Average Sale \$
Detached: 3,630 Attached: 372	Detached: 3,029 Attached: 313	Detached: \$228,003 Attached: \$153,495
2nd QTR 2015 Detached: 4,875 Attached: 444	2nd QTR 2015 Detached: 2,774 Attached: 262	2nd QTR 2015 Detached: \$218,684 Attached: \$150,423
% Change (Detached) -25.54%	% Change (Detached) +9.19%	% Change (Detached) +4.26%



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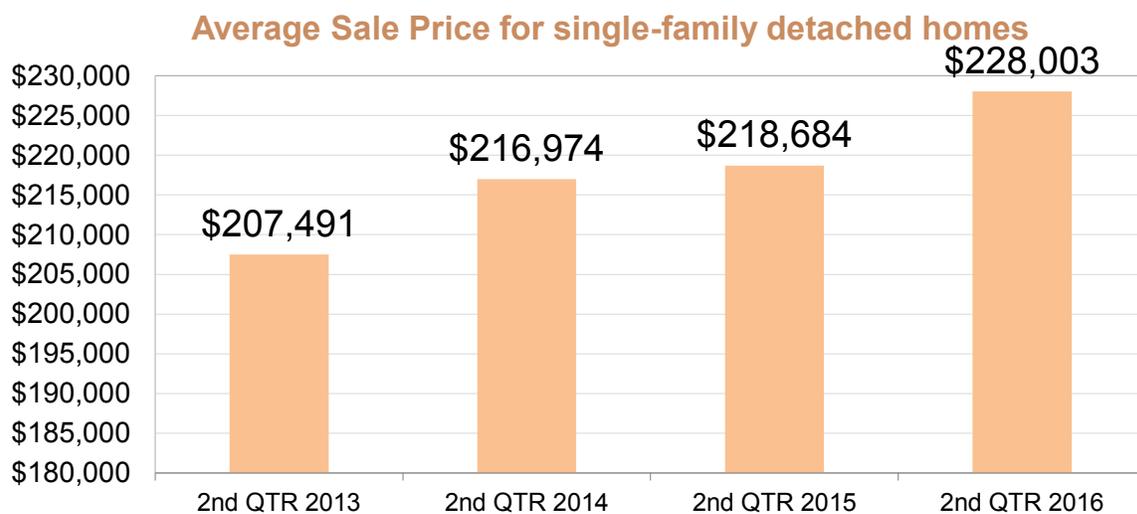
2nd QTR 2016 & 2015 RECAP for Greater Albuquerque Areas

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

Class R1	2016	2015	% of Change
Average Sale Price:	\$228,003	\$218,684	4.26%
Median Sale Price:	\$192,500	\$184,000	4.62%
Total Sold & Closed:	3,029	2,774	9.19%
Total Dollar Volume*:	\$690.6	\$606.6	13.85%
New Listings:	4,929	4,875	1.11%
Days on Market:	50	62	-19.35%

Class R2	2016	2015	% of Change
Average Sale Price:	\$153,495	\$150,423	2.04%
Median Sale Price:	\$148,000	\$144,500	2.42%
Total Sold & Closed:	313	262	19.47%
Total Dollar Volume*:	\$48.0	\$39.4	21.83%
New Listings:	475	444	6.98%
Days on Market:	53	63	-15.87%

The numbers above reflect the time period between April 1 and June 30 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.

2nd QTR 2016 & 2015 RECAP for Albuquerque (Areas 10-121)

Class R1	2016	2015	% of Change
Average Sale Price:	\$235,203	\$227,391	3.44%
Median Sale Price:	\$198,500	\$190,000	4.47%
Total Sold & Closed:	2,047	1,937	5.68%
Total Dollar Volume*:	\$481.4	\$440.5	9.28%
New Listings:	3,267	3,256	0.34%
Days on Market:	46	58	-20.69%

Class R2	2016	2015	% of Change
Average Sale Price:	\$155,321	\$154,746	0.37%
Median Sale Price:	\$150,000	\$149,000	0.67%
Total Sold & Closed:	275	225	22.22%
Total Dollar Volume*:	\$42.7	\$34.8	22.70%
New Listings:	427	385	10.91%
Days on Market:	51	61	-16.39%

2nd QTR 2016 & 2015 RECAP for Rio Rancho (Areas 140-162)

Class R1	2016	2015	% of Change
Average Sale Price:	\$197,675	\$183,007	8.01%
Median Sale Price:	\$176,950	\$164,900	7.31%
Total Sold & Closed:	584	503	16.10%
Total Dollar Volume*:	\$115.4	\$92.1	25.30%
New Listings:	913	805	13.42%
Days on Market:	46	61	-24.59%

Class R2	2016	2015	% of Change
Average Sale Price:	\$128,904	\$120,859	6.66%
Median Sale Price:	\$146,000	\$124,872	16.92%
Total Sold & Closed:	27	30	-10.00%
Total Dollar Volume*:	\$3.4	\$3.6	-5.56%
New Listings:	686	45	1424.44%
Days on Market:	51	71	-28.17%

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2nd QTR 2016 & 2015 RECAP for East Mountains (Areas 210-293)

Class R1	2016	2015	% of Change
Average Sale Price:	\$247,367	\$235,871	4.87%
Median Sale Price:	\$230,000	\$207,500	10.84%
Total Sold & Closed:	137	118	16.10%
Total Dollar Volume*:	\$33.8	\$27.8	21.58%
New Listings:	269	290	-7.24%
Days on Market:	77	94	-18.09%

2nd QTR 2016 & 2015 RECAP for Valencia County (Areas 690-760)

Class R1	2016	2015	% of Change
Average Sale Price:	\$161,699	\$142,618	13.38%
Median Sale Price:	\$150,000	\$129,900	15.47%
Total Sold & Closed:	169	141	19.86%
Total Dollar Volume*:	\$27.3	\$20.1	35.82%
New Listings:	266	316	-15.82%
Days on Market:	77	85	-9.41%

The numbers above reflect the time period between April 1 and June 30 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.

2nd QTR 2016 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2015	Average Sale Price	Change from 2nd QTR 2015	Median Sale Price	Change from 2nd QTR 2015
10	Sandia Heights	28	0.00%	\$457,764	15.15%	\$430,000	19.44%
20	North Albuquerque Acres	35	-2.78%	\$586,094	0.58%	\$530,000	-8.78%
21	Albuquerque Acres West	70	-12.50%	\$393,735	5.67%	\$335,000	3.24%
30	Far NE Heights	154	14.07%	\$301,418	-2.28%	\$259,500	-7.32%
31	Foothills North	39	-15.22%	\$529,750	8.60%	\$482,000	7.95%
32	Academy West	59	0.00%	\$250,868	8.79%	\$240,000	14.39%
40	UNM	69	-6.76%	\$270,612	-1.77%	\$250,000	-2.40%
41	Uptown	101	6.32%	\$177,525	3.75%	\$169,000	3.68%
42	UNM South	56	7.69%	\$221,930	0.03%	\$204,950	4.04%
50	NE Heights	205	-4.65%	\$170,843	7.81%	\$165,000	7.84%
51	Foothills South	67	45.65%	\$309,116	4.25%	\$290,000	-1.86%
60	Four Hills	22	-31.25%	\$342,600	18.27%	\$331,000	20.36%
70	Fairgrounds	42	44.83%	\$163,973	8.32%	\$156,750	6.63%
71	Southeast Heights	55	-5.17%	\$191,106	-4.22%	\$197,000	-4.83%
72	Mesa Del Sol	4	-20.00%	\$210,748	-34.13%	\$198,000	-37.04%
80	Downtown	24	-35.14%	\$223,162	-17.31%	\$166,000	-22.30%
90	Near South Valley	38	2.70%	\$130,998	2.83%	\$115,450	-3.79%
91	Valley Farms	27	-6.90%	\$189,326	12.49%	\$164,000	15.09%
92	Southwest Heights	194	2.65%	\$133,402	7.37%	\$132,250	8.40%
93	Pajarito	10	100.00%	\$154,530	23.85%	\$160,900	26.69%
100	North Valley	48	17.07%	\$368,518	32.06%	\$296,200	20.65%
101	Near North Valley	71	7.58%	\$249,113	-0.79%	\$189,000	-2.80%
102	Far North Valley	8	60.00%	\$326,775	67.06%	\$281,250	55.39%
103	West River Valley	7	-12.50%	\$371,000	33.69%	\$375,000	63.04%
110	Northwest Heights	179	20.13%	\$231,405	3.86%	\$205,000	-0.49%
111	Ladera Heights	130	16.07%	\$171,988	10.68%	\$158,500	5.67%
112	Canoncito	1	N/A	\$99,000	N/A	\$99,000	N/A
120	Paradise West	177	9.26%	\$191,897	5.63%	\$185,000	3.50%
121	Paradise East	127	18.69%	\$211,376	-2.53%	\$202,000	-2.88%
130	Corrales	33	13.79%	\$424,572	-4.82%	\$407,000	-9.31%
140	Rio Rancho South	85	16.44%	\$228,011	3.13%	\$222,500	12.94%
141	Rio Rancho Southwest	1	N/A	\$98,000	N/A	\$98,000	N/A
150	Rio Rancho Mid	199	8.15%	\$191,158	6.81%	\$165,000	7.14%
151	Rio Rancho Mid-North	90	47.54%	\$224,556	-0.19%	\$188,455	-3.36%
152	Rio Rancho Mid-West	24	41.18%	\$150,188	1.22%	\$170,900	5.56%
160	Rio Rancho North	76	15.15%	\$228,713	20.03%	\$222,868	21.44%
161	Rio Rancho Central	108	8.00%	\$151,938	10.33%	\$146,250	7.54%
162	Rio Rancho Northwest	1	N/A	\$317,000	N/A	\$317,000	N/A
170	Bernalillo/Algodones	26	-10.34%	\$238,066	1.26%	\$248,250	32.75%
180	Placitas	33	94.12%	\$372,707	-1.39%	\$365,000	11.96%
210-293	East Mountain Area	137	16.10%	\$247,367	4.87%	\$230,000	10.84%
690-760	Valencia County	169	19.86%	\$161,699	13.38%	\$150,000	15.47%

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

2016 2nd QTR Sales

120
Sales: 177
Avg: \$191,897
Med: \$185,000

121
Sales: 127
Avg: \$211,376
Med: \$202,000

130
Sales: 33
Avg: \$424,572
Med: \$407,000

102
Sales: 8
Avg: \$326,775
Med: \$281,250

21
Sales: 70
Avg: \$393,735
Med: \$335,000

20
Sales: 35
Avg: \$586,094
Med: \$530,000

10
Sales: 28
Avg: \$457,764
Med: \$430,000

103
Sales: 7
Avg: \$371,000
Med: \$375,000

100
Sales: 48
Avg: \$368,518
Med: \$296,200

32
Sales: 59
Avg: \$250,868
Med: \$240,000

30
Sales: 154
Avg: \$301,418
Med: \$259,500

31
Sales: 39
Avg: \$529,750
Med: \$482,000

110
Sales: 179
Avg: \$231,405
Med: \$205,000

101
Sales: 71
Avg: \$249,113
Med: \$189,000

41
Sales: 101
Avg: \$177,525
Med: \$169,000

50
Sales: 205
Avg: \$170,843
Med: \$165,000

111
Sales: 130
Avg: \$171,988
Med: \$158,500

80
Sales: 24
Avg: \$223,162
Med: \$166,000

40
Sales: 69
Avg: \$270,612
Med: \$250,000

70
Sales: 42
Avg: \$163,973
Med: \$156,750

51
Sales: 67
Avg: \$309,116
Med: \$290,000

92
Sales: 194
Avg: \$133,402
Med: \$132,250

90
Sales: 38
Avg: \$130,998
Med: \$115,450

42
Sales: 56
Avg: \$221,930
Med: \$204,950

71
Sales: 55
Avg: \$191,106
Med: \$197,000

60
Sales: 22
Avg: \$342,600
Med: \$331,000

72
Sales: 4
Avg: \$210,748
Med: \$198,000

93
Sales: 10
Avg: \$154,530
Med: \$160,900

91
Sales: 27
Avg: \$189,326
Med: \$164,000

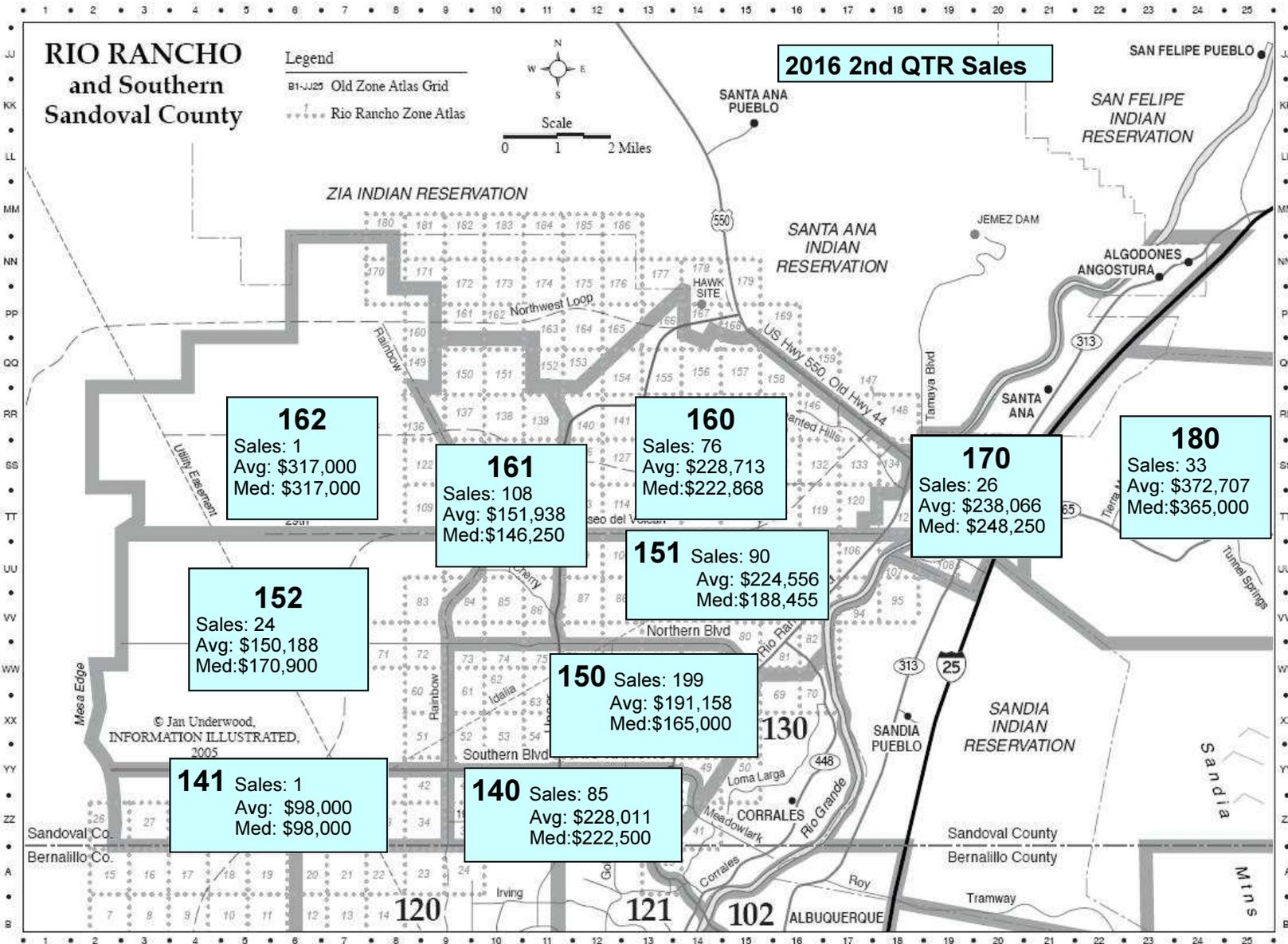
112
Sales: 1
Avg: \$99,000
Med: \$99,000

Scale
0 1 2 Miles



ALBUQUERQUE and Central Bernalillo County

West of Albuquerque



East Mountain Area and Estancia Basin

2015 2nd QTR Sales

220
Sales: 32
Avg: \$294,717
Med: \$251,750

240
Sales: 22
Avg: \$316,357
Med: \$298,750

230
Sales: 14
Avg: \$208,207
Med: \$173,000

250
Sales: 27
Avg: \$255,922
Med: \$235,000

260
Sales: 7
Avg: \$167,500
Med: \$147,000

270 Sales: 16
Avg: \$219,769
Med: \$198,500

280 Sales: 2
Avg: \$91,950
Med: \$91,950

271
Sales: 2
Avg: \$233,450
Med: \$233,450

290
Sales: 2
Avg: \$188,050
Med: \$188,050

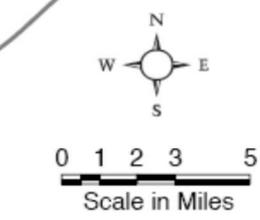
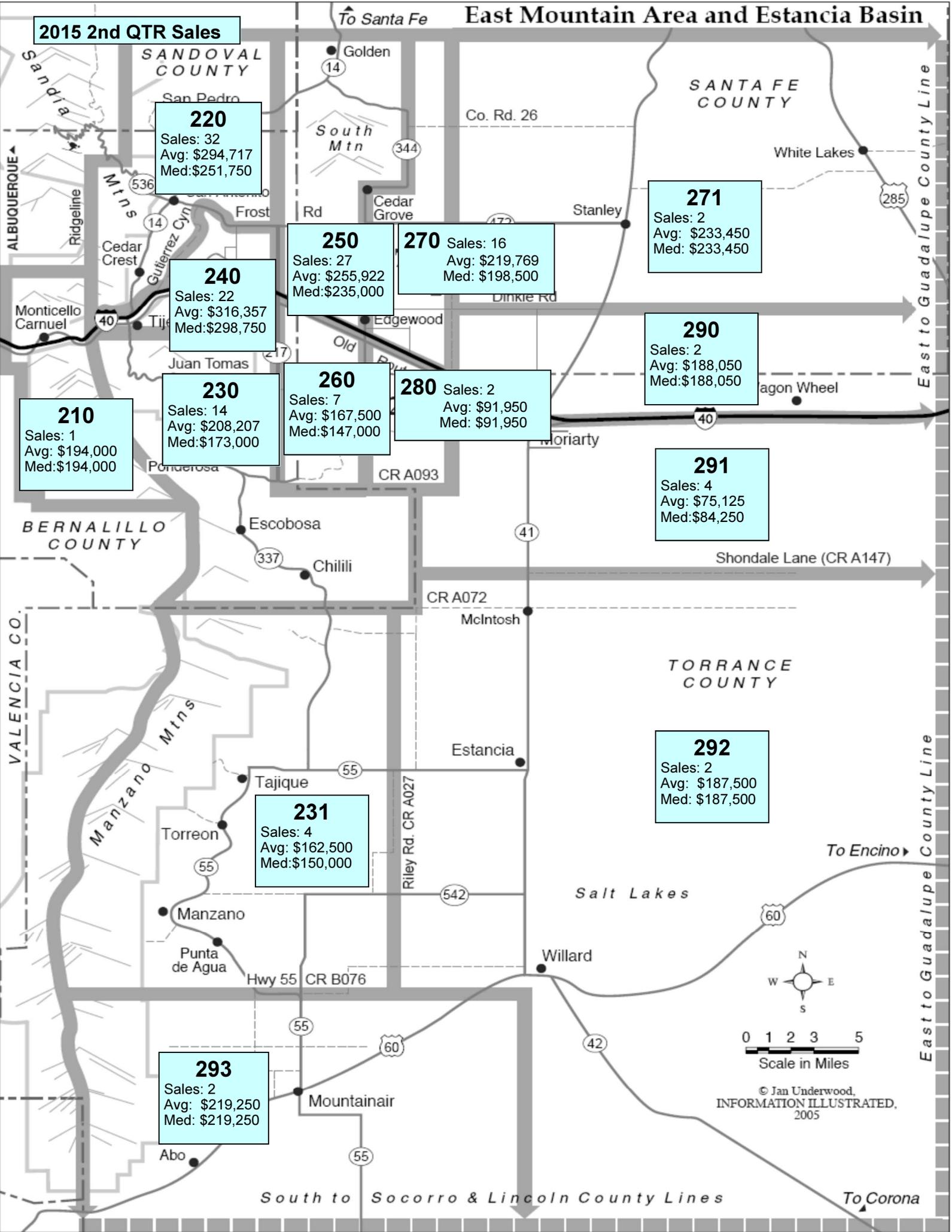
291
Sales: 4
Avg: \$75,125
Med: \$84,250

292
Sales: 2
Avg: \$187,500
Med: \$187,500

293
Sales: 2
Avg: \$219,250
Med: \$219,250

231
Sales: 4
Avg: \$162,500
Med: \$150,000

210
Sales: 1
Avg: \$194,000
Med: \$194,000



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INFORMATION ILLUSTRATED,
2005

2016 2nd QTR Sales

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 43
Avg: \$168,953
Med: \$163,000

710
Sales: 16
Avg: \$254,169
Med: \$211,500

701
Sales: 26
Avg: \$173,794
Med: \$169,070

720
Sales: 2
Avg: \$72,450
Med: \$72,450

690
Sales: 0
Avg: N/A
Med: N/A

711
Sales: 13
Avg: \$214,931
Med: \$199,000

740
Sales: 11
Avg: \$146,332
Med: \$144,000

721
Sales: 20
Avg: \$119,010
Med: \$122,500

730
Sales: 1
Avg: \$179,900
Med: \$179,900

750
Sales: 2
Avg: \$150,750
Med: \$150,750

741
Sales: 10
Avg: \$115,290
Med: \$86,700

742
Sales: 1
Avg: \$146,295
Med: \$146,295

760
Sales: 24
Avg: \$115,308
Med: \$120,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

