

# Quarterly market

## R E P O R T

2nd  
QTR  
2021

## Quarterly Highlights

- The average sale price of single-family detached homes in the 2nd Quarter 2021 was \$334,579 a 22.93% increase from 2nd Quarter 2020.
- Single-family detached home sales increased 17.42% from 2nd Quarter 2020 to 3,559

New Listings	Closed Sales	Average Sale \$
Detached: 4,483 Attached: 442	Detached: 3,559 Attached: 394	Detached: \$334,579 Attached: \$218,685
2nd QTR 2020 Detached: 4,123 Attached: 424	2nd QTR 2020 Detached: 3,031 Attached: 338	2nd QTR 2020 Detached: \$272,173 Attached: \$174,121
% Change (Detached) <b>+8.73%</b>	% Change (Detached) <b>+17.42%</b>	% Change (Detached) <b>+22.93%</b>



[www.gaar.com](http://www.gaar.com)

### Contact

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## 2nd QTR 2021 & 2020 RECAP for Greater Albuquerque Areas

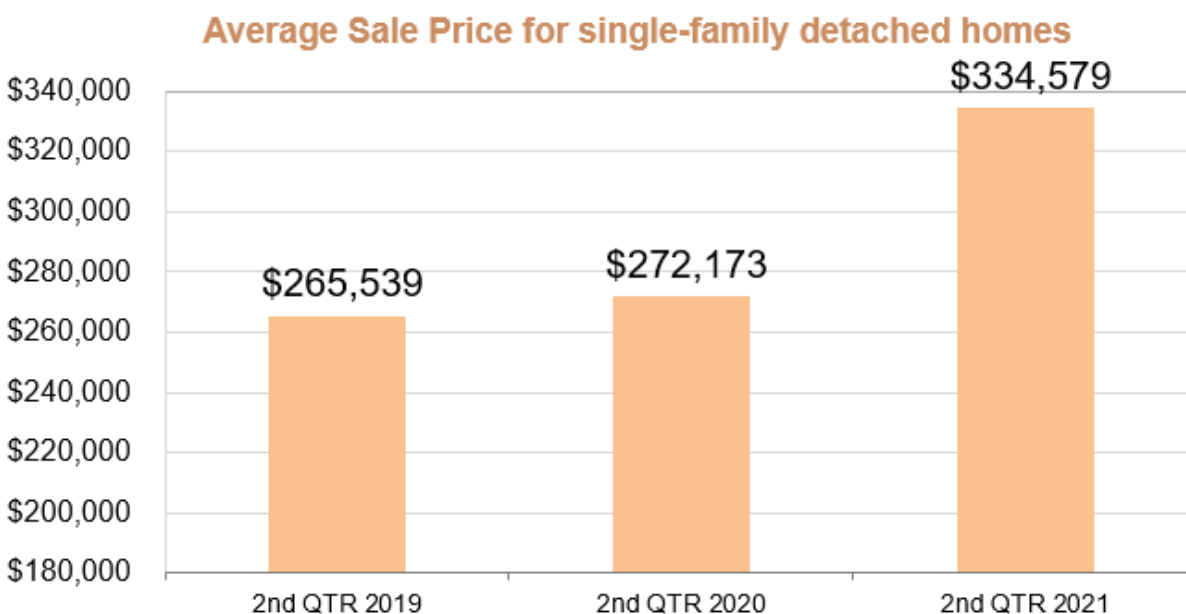
### Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2021	2020	% of Change
Average Sale Price:	\$334,579	\$272,173	22.93%
Median Sale Price:	\$290,500	\$236,000	23.09%
Total Sold & Closed:	3,559	3,031	17.42%
Total Dollar Volume*:	\$1,190.8	\$824.9	44.36%
New Listings:	4,483	4,123	8.73%
Days on Market:	14	29	-51.72%

Class R2	2021	2020	% of Change
Average Sale Price:	\$218,685	\$174,121	25.59%
Median Sale Price:	\$210,000	\$167,000	25.75%
Total Sold & Closed:	394	338	16.57%
Total Dollar Volume*:	\$86.9	\$58.9	47.66%
New Listings:	442	424	4.25%
Days on Market:	12	30	-60.00%

The numbers above reflect the time period between Apr. 1 and June 30th of 2020 and 2021.

\*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.

## 2nd QTR 2021 & 2020 RECAP for Albuquerque (Areas 10-121)

Class R1	2021	2020	% of Change
Average Sale Price:	\$330,732	\$270,209	22.40%
Median Sale Price:	\$285,000	\$235,000	21.28%
Total Sold & Closed:	2,390	2,038	17.27%
Total Dollar Volume*:	\$790.4	\$550.7	43.53%
New Listings:	2,981	2,823	5.60%
Days on Market:	12	24	-50.00%

Class R2	2021	2020	% of Change
Average Sale Price:	\$225,805	\$176,020	28.28%
Median Sale Price:	\$215,000	\$168,000	27.98%
Total Sold & Closed:	348	303	14.85%
Total Dollar Volume*:	\$78.6	\$53.3	47.47%
New Listings:	392	386	1.55%
Days on Market:	13	29	-55.17%

## 2nd QTR 2021 & 2020 RECAP for Rio Rancho (Areas 140-162)

Class R1	2021	2020	% of Change
Average Sale Price:	\$307,234	\$252,618	21.62%
Median Sale Price:	\$282,245	\$235,000	20.10%
Total Sold & Closed:	678	576	17.71%
Total Dollar Volume*:	\$208.3	\$145.5	43.16%
New Listings:	797	732	8.88%
Days on Market:	11	26	-57.69%

Class R2	2021	2020	% of Change
Average Sale Price:	\$166,866	\$158,798	5.08%
Median Sale Price:	\$131,000	\$165,000	-20.61%
Total Sold & Closed:	31	23	34.78%
Total Dollar Volume*:	\$5.2	\$3.7	40.54%
New Listings:	26	26	0.00%
Days on Market:	9	36	-75.00%

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## 2nd QTR 2021 & 2020 RECAP for East Mountains (Areas 210-293)

Class R1	2021	2020	% of Change
Average Sale Price:	\$400,397	\$309,593	29.33%
Median Sale Price:	\$370,850	\$286,000	29.67%
Total Sold & Closed:	154	141	9.22%
Total Dollar Volume*:	\$61.7	\$43.7	41.19%
New Listings:	250	209	19.62%
Days on Market:	34	41	-17.07%

## 2nd QTR 2021 & 2020 RECAP for Valencia County (Areas 690-760)

Class R1	2021	2020	% of Change
Average Sale Price:	\$246,688	\$218,101	13.11%
Median Sale Price:	\$235,000	\$195,000	20.51%
Total Sold & Closed:	227	179	26.82%
Total Dollar Volume*:	\$56.0	\$39.0	43.59%
New Listings:	310	236	31.36%
Days on Market:	17	65	-73.85%

*The numbers above reflect the time period between April 1 and June 30th of 2021 and 2020.*

*\*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.

## 2nd QTR 2021 Area Summary for single-family home sales

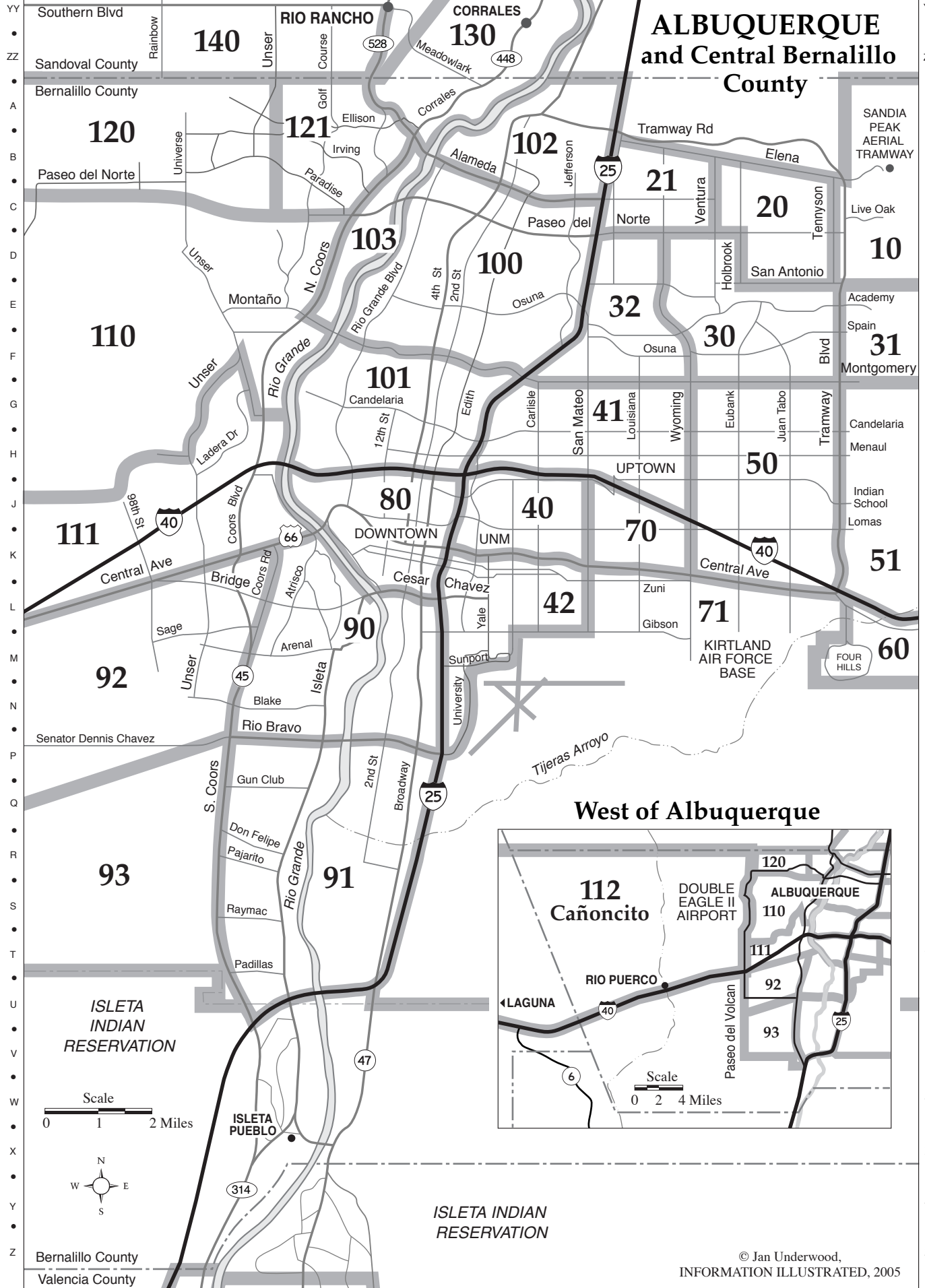
		Sales	Change from 2nd QTR 2020	Average Sale Price	Change from 2nd QTR 2020	Median Sale Price	Change from 2nd QTR 2020
10	Sandia Heights	39	95.00%	\$643,179	32.91%	\$635,000	31.61%
20	North Albuquerque Acres	46	58.62%	\$755,001	8.76%	\$711,000	7.32%
21	Albuquerque Acres West	84	52.73%	\$515,800	22.40%	\$450,000	12.50%
30	Far NE Heights	157	17.16%	\$410,941	20.74%	\$370,000	19.07%
31	Foothills North	33	17.86%	\$662,157	29.49%	\$584,000	22.43%
32	Academy West	58	1.75%	\$339,757	18.57%	\$317,750	24.61%
40	UNM	83	12.16%	\$393,632	17.75%	\$359,900	16.28%
41	Uptown	101	3.06%	\$253,115	25.25%	\$240,000	23.71%
42	UNM South	69	30.19%	\$288,537	16.17%	\$251,032	7.28%
50	NE Heights	253	3.27%	\$262,322	22.61%	\$250,000	19.05%
51	Foothills South	56	7.69%	\$352,250	9.10%	\$342,250	1.41%
60	Four Hills	29	0.00%	\$422,925	6.86%	\$380,000	-2.81%
70	Fairgrounds	45	-2.17%	\$221,480	29.27%	\$216,000	27.81%
71	Southeast Heights	76	-3.80%	\$277,937	13.97%	\$274,250	12.40%
72	Mesa Del Sol	21	61.54%	\$364,658	14.62%	\$352,000	8.83%
80	Downtown	53	20.45%	\$318,746	33.97%	\$253,800	39.11%
90	Near South Valley	57	67.65%	\$210,439	20.16%	\$205,000	27.33%
91	Valley Farms	16	-44.83%	\$367,275	49.99%	\$337,500	62.65%
92	Southwest Heights	234	10.90%	\$216,675	20.49%	\$215,000	21.13%
93	Pajarito	11	266.67%	\$252,309	57.27%	\$249,000	71.72%
100	North Valley	66	65.00%	\$466,683	23.16%	\$375,000	19.43%
101	Near North Valley	62	-10.14%	\$325,054	8.41%	\$273,750	14.06%
102	Far North Valley	3	0.00%	\$690,000	-5.26%	\$450,000	-7.22%
103	West River Valley	6	-33.33%	\$719,167	63.21%	\$557,500	26.73%
110	Northwest Heights	246	44.71%	\$357,534	25.31%	\$330,500	21.51%
111	Ladera Heights	177	36.15%	\$259,807	25.17%	\$249,900	24.33%
112	Canoncito	1	N/A	\$377,000	N/A	\$377,000	N/A
120	Paradise West	181	2.26%	\$283,948	18.06%	\$275,000	17.27%
121	Paradise East	127	18.69%	\$333,552	19.92%	\$312,000	24.80%
130	Corrales	43	19.44%	\$685,698	11.87%	\$630,500	7.36%
140	Rio Rancho South	86	10.26%	\$360,658	20.18%	\$350,750	31.37%
141	Rio Rancho Southwest	1	-50.00%	\$400,000	98.02%	\$400,000	98.02%
150	Rio Rancho Mid	189	20.38%	\$299,437	22.22%	\$270,000	20.27%
151	Rio Rancho Mid-North	111	23.33%	\$349,365	27.97%	\$310,000	25.28%
152	Rio Rancho Mid-West	12	-20.00%	\$231,125	19.97%	\$222,500	23.61%
160	Rio Rancho North	162	31.71%	\$331,456	19.07%	\$322,028	19.27%
161	Rio Rancho Central	114	3.64%	\$233,885	21.24%	\$225,000	17.96%
162	Rio Rancho Northwest	3	200.00%	\$410,266	31.02%	\$427,683	36.58%
170	Bernalillo/Algodones	26	-7.14%	\$371,145	18.44%	\$394,000	27.11%
180	Placitas	41	24.24%	\$600,615	30.15%	\$600,000	27.66%
210-293	East Mountain Area	154	9.22%	\$400,397	29.33%	\$370,850	30.12%
590-760	Valencia County	227	26.82%	\$246,688	13.11%	\$235,000	20.51%

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## 2nd QTR 2021 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2020	Average Sale Price	Change from 2nd QTR 2020	Median Sale Price	Change from 2nd QTR 2020
210	Carnuel, Monticello	1	-75.00%	\$302,500	-15.79%	\$302,500	-17.84%
220	North of I-40	45	12.50%	\$502,487	38.34%	\$477,500	43.18%
230	South of I-40	19	46.15%	\$366,568	9.90%	\$336,000	35.21%
231	Manzano Mountain	6	500.00%	\$430,917	62.61%	\$312,500	17.92%
240	Zuzax, Tijeras	21	0.00%	\$439,200	20.27%	\$452,750	37.20%
250	Northwest Edgewood	29	38.10%	\$352,234	22.48%	\$335,000	21.16%
260	South 217 Area	9	0.00%	\$362,631	29.60%	\$350,000	32.08%
270	Northeast Edgewood	9	0.00%	\$458,667	55.63%	\$425,000	69.32%
271	Stanley	0	-100.00%	\$0	-100.00%	\$0	-100.00%
280	Southwest Edgewood	2	-50.00%	\$166,250	-23.99%	\$166,250	-24.41%
290	North Moriarty	1	0.00%	\$211,000	126.88%	\$211,000	126.88%
291	South Moriarty	5	-44.44%	\$152,000	32.73%	\$155,000	30.25%
292	Estancia, McIntosh, Willard	5	66.67%	\$100,300	-29.86%	\$85,000	-58.54%
293	Mountainair	2	-60.00%	\$170,000	-41.62%	\$170,000	-51.28%
690	West Valencia County	0	N/A	\$0	N/A	\$0	N/A
700	Los Lunas	54	14.89%	\$264,740	10.47%	\$268,150	12.20%
701	West Los Lunas	41	192.86%	\$274,889	26.42%	\$273,000	31.88%
710	Bosque Farms & Peralta	18	63.64%	\$307,586	-4.93%	\$303,500	7.24%
711	East Los Lunas, Tome, Valencia	10	-56.52%	\$342,433	21.69%	\$335,000	19.64%
720	Meadow Lake, El Cerro Mission	1	-50.00%	\$220,000	80.40%	\$220,000	80.40%
721	Las Maravillas, Cypress Gardens	31	10.71%	\$209,882	32.82%	\$195,000	23.85%
730	West Belen	2	-71.43%	\$202,440	8.70%	\$202,440	16.08%
740	Los Chavez	20	100.00%	\$259,029	20.56%	\$197,798	-6.70%
741	Belen	23	76.92%	\$179,196	1.62%	\$147,000	5.00%
742	Jarales, Bosque	2	N/A	\$201,500	N/A	\$201,500	N/A
750	Adelino	3	200.00%	\$230,000	12.20%	\$185,000	-9.76%
760	Rio Communities, Tierra Grande	22	-4.35%	\$192,780	8.60%	\$176,000	6.67%



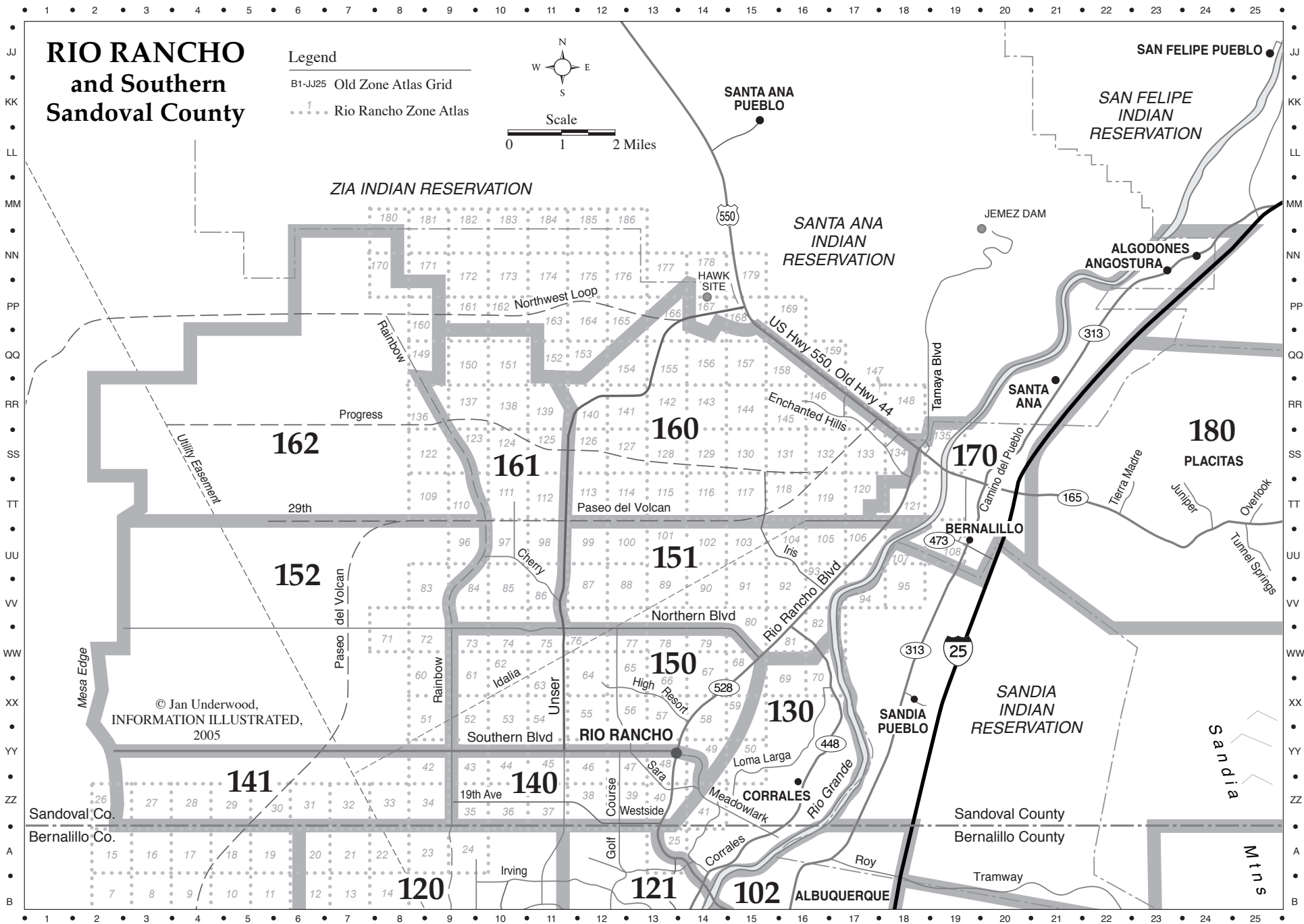
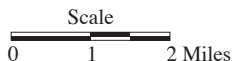
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# RIO RANCHO and Southern Sandoval County

## Legend

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

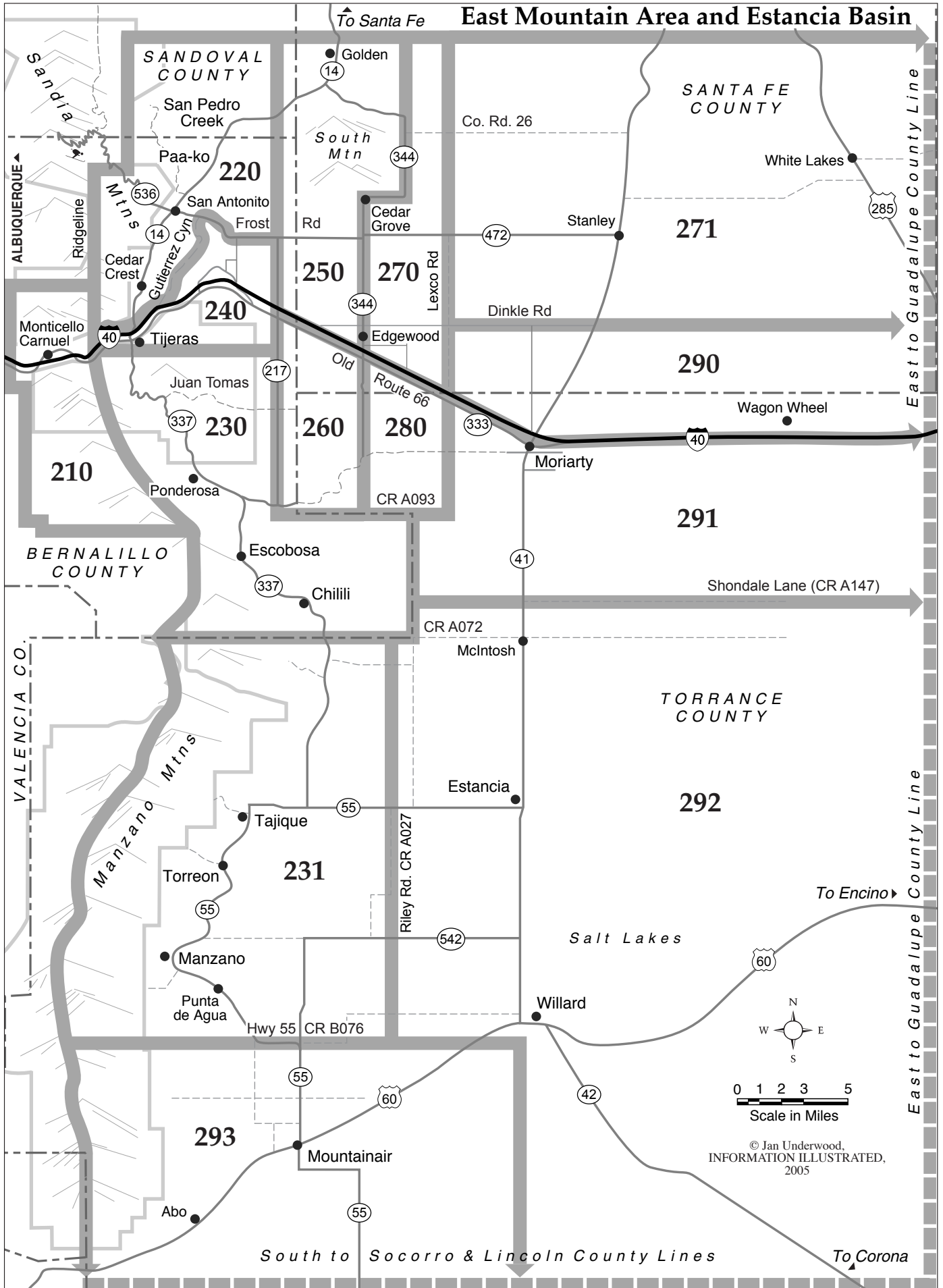


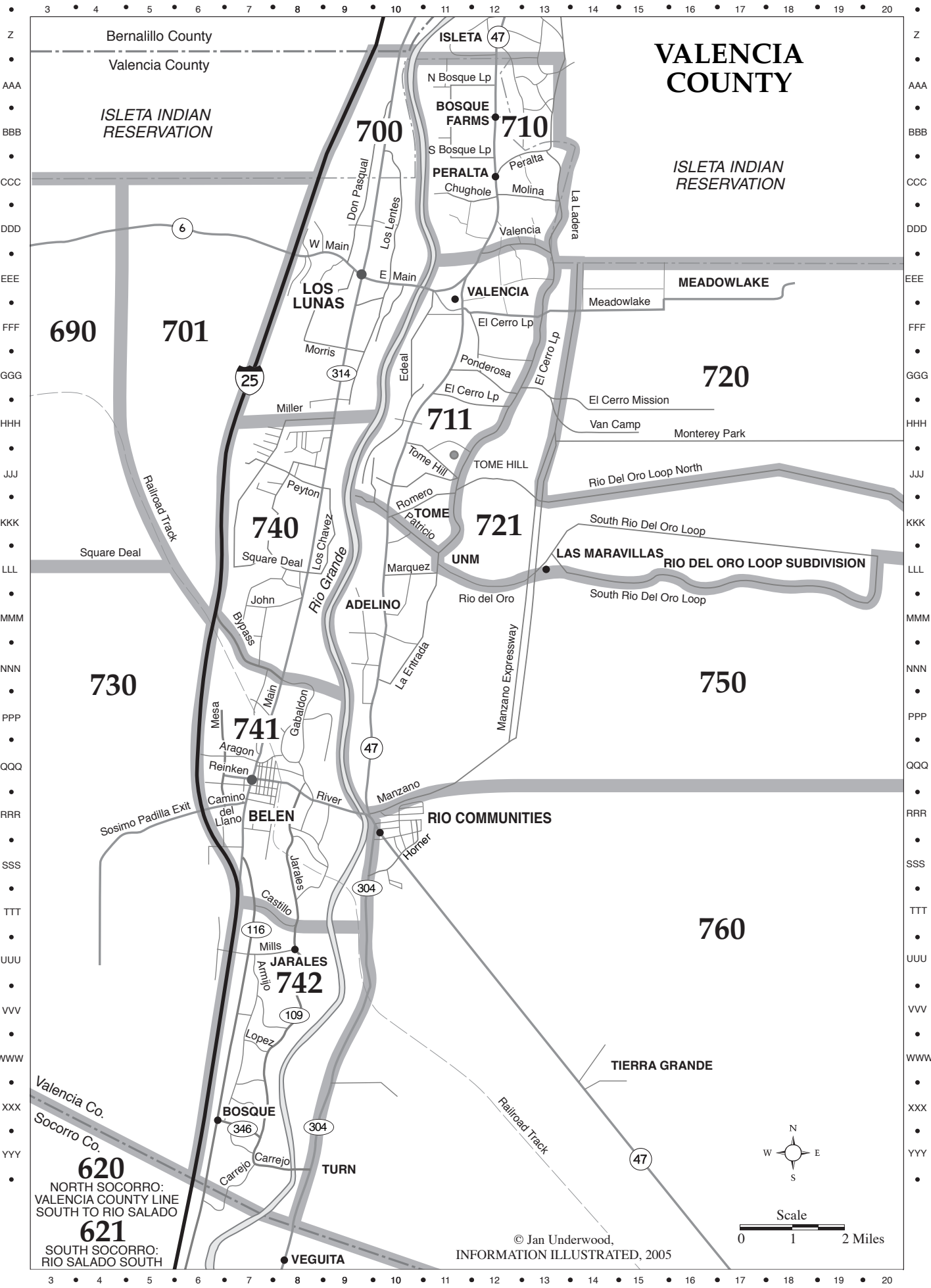
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Sandia  
Mtns



# East Mountain Area and Estancia Basin





Bernalillo County

Valencia County

# VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

690

701

700

710

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

TOME HILL

721

Square Deal

740

UNM

LAS MARAVILLAS

RIO DEL ORO LOOP SUBDIVISION

730

741

750

Sosimo Padilla Exit

BELEN

RIO COMMUNITIES

760

JARALES

742

Valencia Co.  
Socorro Co.

620

NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

621

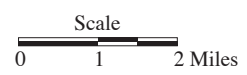
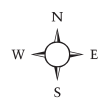
SOUTH SOCORRO:  
RIO SALADO SOUTH

BOSQUE

TURN

VEGUITA

TIERRA GRANDE



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