

# Quarterly market REPORT

2nd  
QUARTER  
2022

## Quarterly Highlights

- The average sale price of single-family detached home in the 2nd Quarter 2022 was \$391,827 a 17.11% increase from 2nd Quarter 2021.
- Single-family detached home sales decreased 12.33% from 2nd Quarter 2021 to 3,120.

New Listings	Closed Sales	Average Sale \$
Detached: 4,103 Attached: 389	Detached: 3,120 Attached: 324	Detached: \$391,827 Attached: \$247,397
2nd QTR 2021 Detached: 4,483 Attached: 442	2nd QTR 2021 Detached: 3,559 Attached: 394	1ST QTR 2021 Detached: \$334,579 Attached: \$218,685
% Change (Detached) <b>-8.48%</b>	% Change (Detached) <b>-12.33%</b>	% Change (Detached) <b>+17.11%</b>



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

### Contact

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## 2nd QTR 2022 & 2021 RECAP for Greater Albuquerque Areas

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

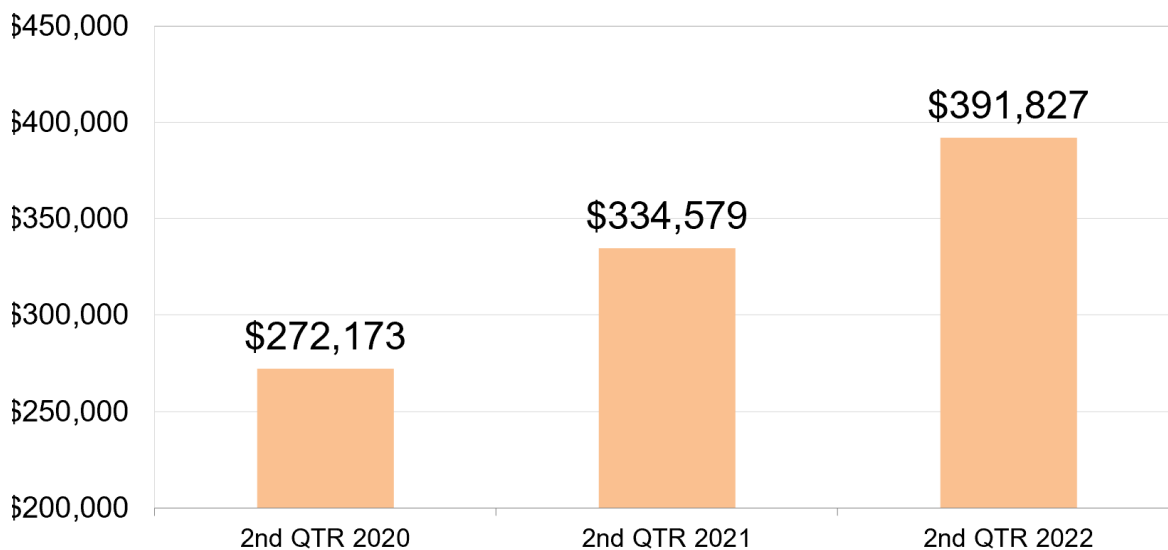
Class R1	2022	2021	% of Change
Average Sale Price:	\$391,827	\$334,579	17.1%
Median Sale Price:	\$340,000	\$290,500	17.0%
Total Sold & Closed:	3,120	3,559	-12.3%
Total Dollar Volume*:	\$1,222.5	\$1,190.8	2.7%
New Listings:	4,103	4,483	-8.5%
Days on Market:	12	14	-14.3%

Class R2	2022	2021	% of Change
Average Sale Price:	\$247,397	\$218,685	13.1%
Median Sale Price:	\$240,000	\$210,000	14.3%
Total Sold & Closed:	324	394	-17.8%
Total Dollar Volume*:	\$80.2	\$86.9	-7.7%
New Listings:	389	442	-12.0%
Days on Market:	6	12	-50.0%

The numbers above reflect the time periods between April 1 and June 30 of 2021 and 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.

## 2nd QTR 2022 & 2021 RECAP for Albuquerque (Areas 10-121)

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

Class R1	2022	2021	% of Change
Average Sale Price:	\$393,652	\$330,732	19.0%
Median Sale Price:	\$340,000	\$285,000	19.3%
Total Sold & Closed:	2,077	2,390	-13.1%
Total Dollar Volume*:	\$817.6	\$790.4	3.4%
New Listings:	2,640	2,981	-11.4%
Days on Market:	9	12	-25.0%

Class R2	2022	2021	% of Change
Average Sale Price:	\$252,450	\$225,805	11.8%
Median Sale Price:	\$243,500	\$215,000	13.3%
Total Sold & Closed:	286	348	-17.8%
Total Dollar Volume*:	\$72.2	\$78.6	-8.1%
New Listings:	340	392	-13.3%
Days on Market:	7	13	-46.2%

The numbers above reflect the time periods between April 1 and June 30 of 2021 and 2022.

\*Total Dollar Volume (millions)

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## 2nd QTR 2022 & 2021 RECAP for Rio Rancho (Areas 140-162)

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

Class R1	2022	2021	% of Change
Average Sale Price:	\$365,290	\$307,234	18.9%
Median Sale Price:	\$339,190	\$282,245	20.2%
Total Sold & Closed:	563	678	-17.0%
Total Dollar Volume*:	\$205.6	\$208.3	-1.3%
New Listings:	761	797	-4.5%
Days on Market:	11	11	0.0%

Class R2	2022	2021	% of Change
Average Sale Price:	\$213,039	\$166,866	27.7%
Median Sale Price:	\$228,750	\$131,000	74.6%
Total Sold & Closed:	18	31	-41.9%
Total Dollar Volume*:	\$3.8	\$5.2	-26.9%
New Listings:	25	26	-3.8%
Days on Market:	5	9	-44.4%

The numbers above reflect the time periods between April 1 and June 30 of 2021 and 2022.

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## 2nd QTR 2022 & 2021 RECAP for East Mountains (Areas 210-293)

Class R1 (Existing Single-Family Detached)

Class R1	2022	2021	% of Change
Average Sale Price:	\$411,774	\$400,397	2.8%
Median Sale Price:	\$360,000	\$370,850	-2.9%
Total Sold & Closed:	143	154	-7.1%
Total Dollar Volume*:	\$58.8	\$61.7	-4.7%
New Listings:	210	250	-16.0%
Days on Market:	35	34	2.9%

## 2nd QTR 2022 & 2021 RECAP for Valencia County (Areas 690-760)

Class R1 (Existing Single-Family Detached)

Class R1	2022	2021	% of Change
Average Sale Price:	\$313,369	\$246,688	27.0%
Median Sale Price:	\$284,390	\$235,000	21.0%
Total Sold & Closed:	245	227	7.9%
Total Dollar Volume*:	\$76.7	\$56.0	37.0%
New Listings:	339	310	9.4%
Days on Market:	22	17	29.4%

The numbers above reflect the time periods between April 1 and June 30 of 2021 and 2022.

\*Total Dollar Volume (millions)

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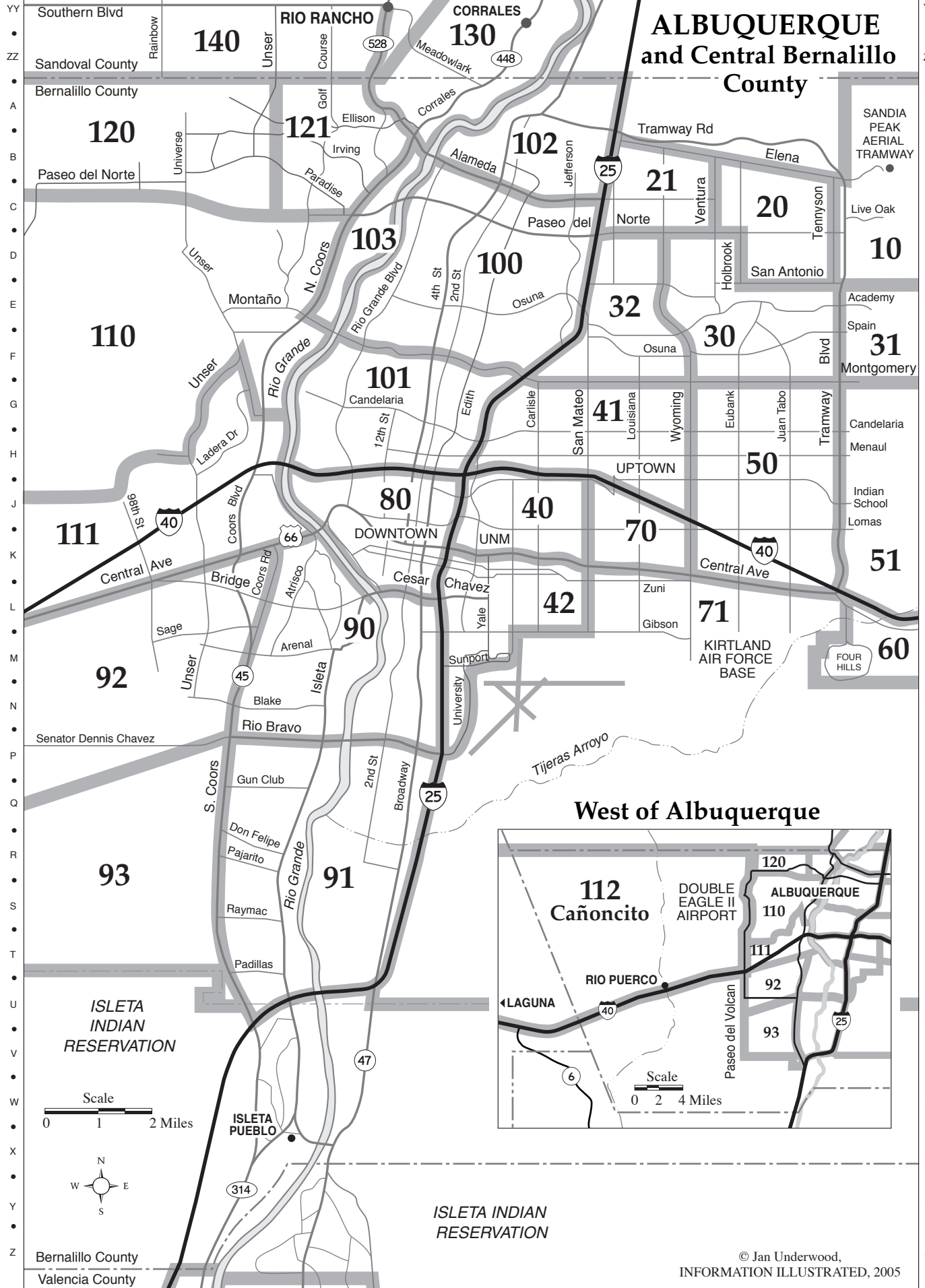
## 2nd QTR 2022 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2021	Average Sale Price	Change from 2nd QTR 2021	Median Sale Price	Change from 2nd QTR 2021
10	Sandia Heights	28	-28.2%	\$662,021	2.9%	\$612,500	-3.5%
20	North Albuquerque Acres	37	-19.6%	\$865,660	14.7%	\$800,000	12.5%
21	Albuquerque Acres West	55	-34.5%	\$601,608	16.6%	\$560,000	24.4%
30	Far NE Heights	144	-8.3%	\$498,554	21.3%	\$439,000	18.6%
31	Foothills North	41	24.2%	\$721,250	8.9%	\$625,000	7.0%
32	Academy West	56	-3.4%	\$363,197	6.9%	\$345,750	8.8%
40	UNM	51	-38.6%	\$419,177	6.5%	\$376,404	4.6%
41	Uptown	100	-1.0%	\$307,672	21.6%	\$290,000	20.8%
42	UNM South	51	-26.1%	\$399,005	38.3%	\$349,900	39.4%
50	NE Heights	230	-9.1%	\$290,350	10.7%	\$281,500	12.6%
51	Foothills South	43	-23.2%	\$482,936	37.1%	\$476,000	39.1%
60	Four Hills	26	-10.3%	\$468,364	10.7%	\$432,500	13.8%
70	Fairgrounds	45	0.0%	\$266,700	20.4%	\$270,000	25.0%
71	Southeast Heights	75	-1.3%	\$348,104	25.2%	\$351,000	28.0%
72	Mesa Del Sol	5	-76.2%	\$407,200	11.7%	\$410,000	16.5%
80	Downtown	49	-7.5%	\$341,289	7.1%	\$280,000	10.3%
90	Near South Valley	58	1.8%	\$241,754	14.9%	\$239,950	17.0%
91	Valley Farms	31	93.8%	\$391,532	6.6%	\$275,000	-18.5%
92	Southwest Heights	201	-14.1%	\$261,270	20.6%	\$259,000	20.5%
93	Pajarito	7	-36.4%	\$400,286	58.6%	\$275,000	10.4%
100	North Valley	59	-10.6%	\$568,721	21.9%	\$469,705	25.3%
101	Near North Valley	50	-19.4%	\$391,959	20.6%	\$345,990	26.4%
102	Far North Valley	17	466.7%	\$838,684	21.5%	\$575,000	27.8%
103	West River Valley	6	0.0%	\$598,617	-16.8%	\$566,850	1.7%
110	Northwest Heights	234	-4.9%	\$450,237	25.9%	\$406,500	23.0%
111	Ladera Heights	150	-15.3%	\$296,959	14.3%	\$283,250	13.3%
112	Canonicito	0	-100.0%	\$0	-100.0%	\$0	-100.0%
120	Paradise West	140	-22.7%	\$329,579	16.1%	\$325,000	18.2%
121	Paradise East	88	-30.7%	\$393,790	18.1%	\$379,000	21.5%
130	Corrales	34	-20.9%	\$821,896	19.9%	\$732,500	16.2%
140	Rio Rancho South	76	-11.6%	\$408,559	13.3%	\$368,250	5.0%
141	Rio Rancho Southwest	4	300.0%	\$347,000	-13.3%	\$249,000	-37.8%
150	Rio Rancho Mid	166	-12.2%	\$342,915	14.5%	\$311,500	15.4%
151	Rio Rancho Mid-North	68	-38.7%	\$403,302	15.4%	\$372,500	20.2%
152	Rio Rancho Mid-West	16	33.3%	\$222,464	-3.7%	\$229,950	3.3%
160	Rio Rancho North	139	-14.2%	\$419,811	26.7%	\$400,000	24.2%
161	Rio Rancho Central	94	-17.5%	\$286,789	22.6%	\$282,500	25.6%
162	Rio Rancho Northwest	0	-100.0%	\$0	-100.0%	\$0	-100.0%
170	Bernalillo/Algodones	22	-15.4%	\$406,364	9.5%	\$397,500	0.9%
180	Placitas	32	-22.0%	\$792,645	32.0%	\$726,500	21.1%
210-293	East Mountain Area	143	-7.1%	\$411,774	2.8%	\$360,000	-2.9%
690-760	Valencia County	245	7.9%	\$313,369	27.0%	\$284,390	21.0%

## 2nd QTR 2022 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2021	Average Sale Price	Change from 2nd QTR 2021	Median Sale Price	Change from 2nd QTR 2021
210	Carnuel/Monticello	5	400.0%	\$213,790	-29.3%	\$249,000	-17.7%
220	North of I-40	41	-8.9%	\$477,259	-5.0%	\$395,000	-17.3%
230	South of I-40	18	-5.3%	\$398,843	8.8%	\$411,500	22.5%
231	Manzano Mountain	0	-100.0%	\$0	-100.0%	\$0	-100.0%
240	Zuzax Tijeras	19	-9.5%	\$477,947	8.8%	\$425,000	-6.1%
250	NW Edgewood	21	-27.6%	\$478,072	35.7%	\$396,000	18.2%
260	South 217	8	-11.1%	\$321,375	-11.4%	\$341,000	-2.6%
270	NE Edgewood	11	22.2%	\$342,954	-25.2%	\$359,999	-15.3%
271	Stanley	0	N/A	\$0	N/A	\$0	N/A
280	SE Edgewood	4	100.0%	\$329,250	98.0%	\$326,000	96.1%
290	North Moriarty	3	200.0%	\$470,000	122.7%	\$340,000	61.1%
291	South Moriarty	5	0.0%	\$305,800	101.2%	\$191,000	23.2%
292	Estancia McIntosh	5	0.0%	\$238,880	138.2%	\$133,000	56.5%
293	Mountainair	7	250.0%	\$210,071	23.6%	\$150,000	-11.8%
690	West Valencia County	2	N/A	\$377,162	N/A	\$377,162	N/A
700	Los Lunas	59	9.3%	\$321,863	21.6%	\$295,000	10.0%
701	W Los Lunas	34	-17.1%	\$322,982	17.5%	\$334,885	22.7%
710	Bosque/Peralta	19	5.6%	\$452,570	47.1%	\$420,000	38.4%
711	East Los Lunas/Tome	19	90.0%	\$436,128	27.4%	\$480,000	43.3%
720	Meadowlake/El Cerro	3	200.0%	\$214,500	-2.5%	\$203,500	-7.5%
721	Las Maravillas	29	-6.5%	\$237,600	13.2%	\$240,000	23.1%
730	West Belen	3	50.0%	\$346,967	71.4%	\$285,000	40.8%
740	Los Chavez	30	50.0%	\$308,637	19.2%	\$283,900	43.5%
741	Belen	17	-26.1%	\$258,810	44.4%	\$170,000	15.6%
742	Jarales Bosque	4	100.0%	\$229,575	13.9%	\$256,650	27.4%
750	Adelino	2	-33.3%	\$287,500	25.0%	\$287,500	55.4%
760	Rio Communities/Tierra Grande	24	9.1%	\$226,567	17.5%	\$230,000	30.7%

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



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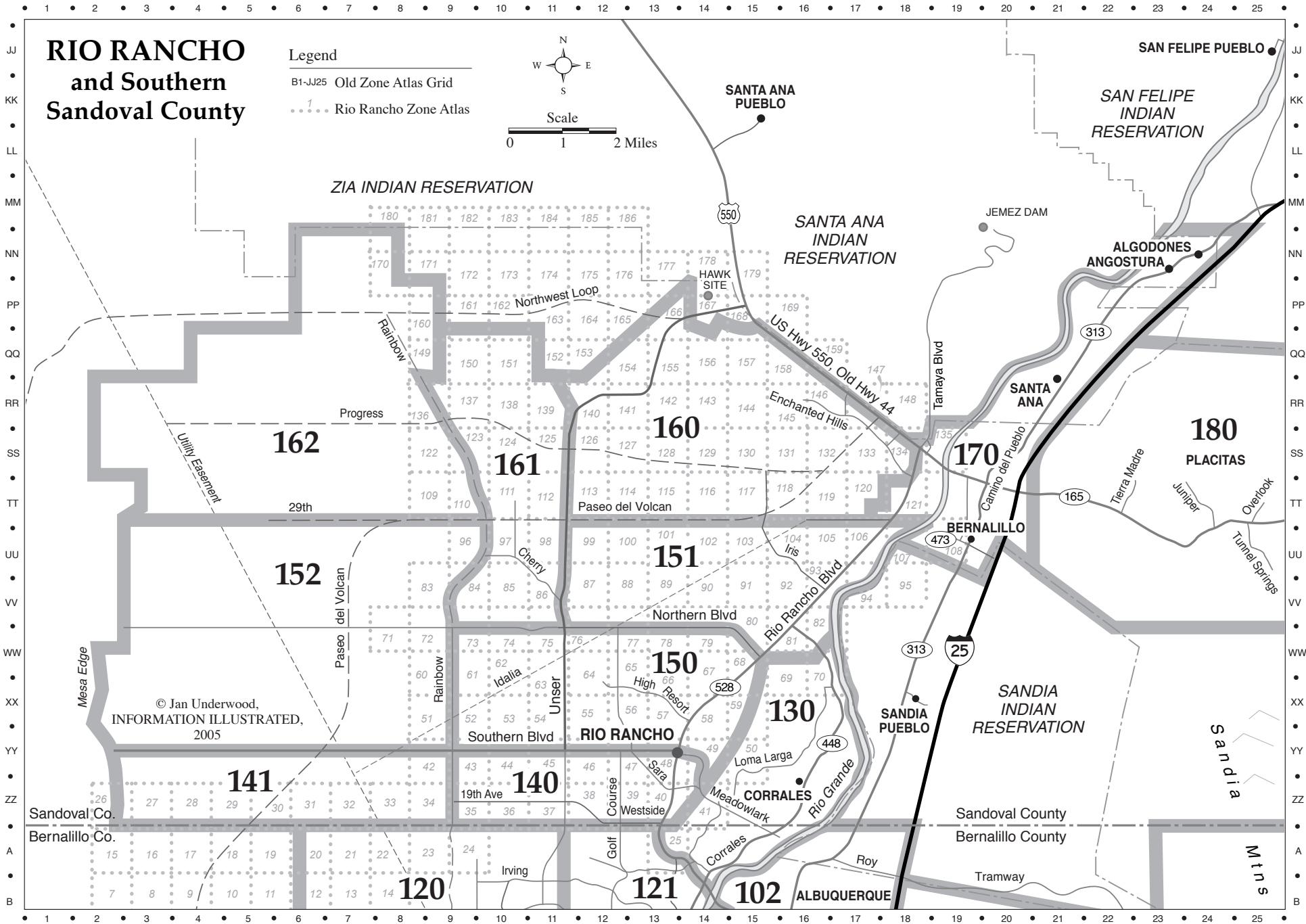
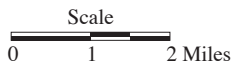
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# RIO RANCHO and Southern Sandoval County

## Legend

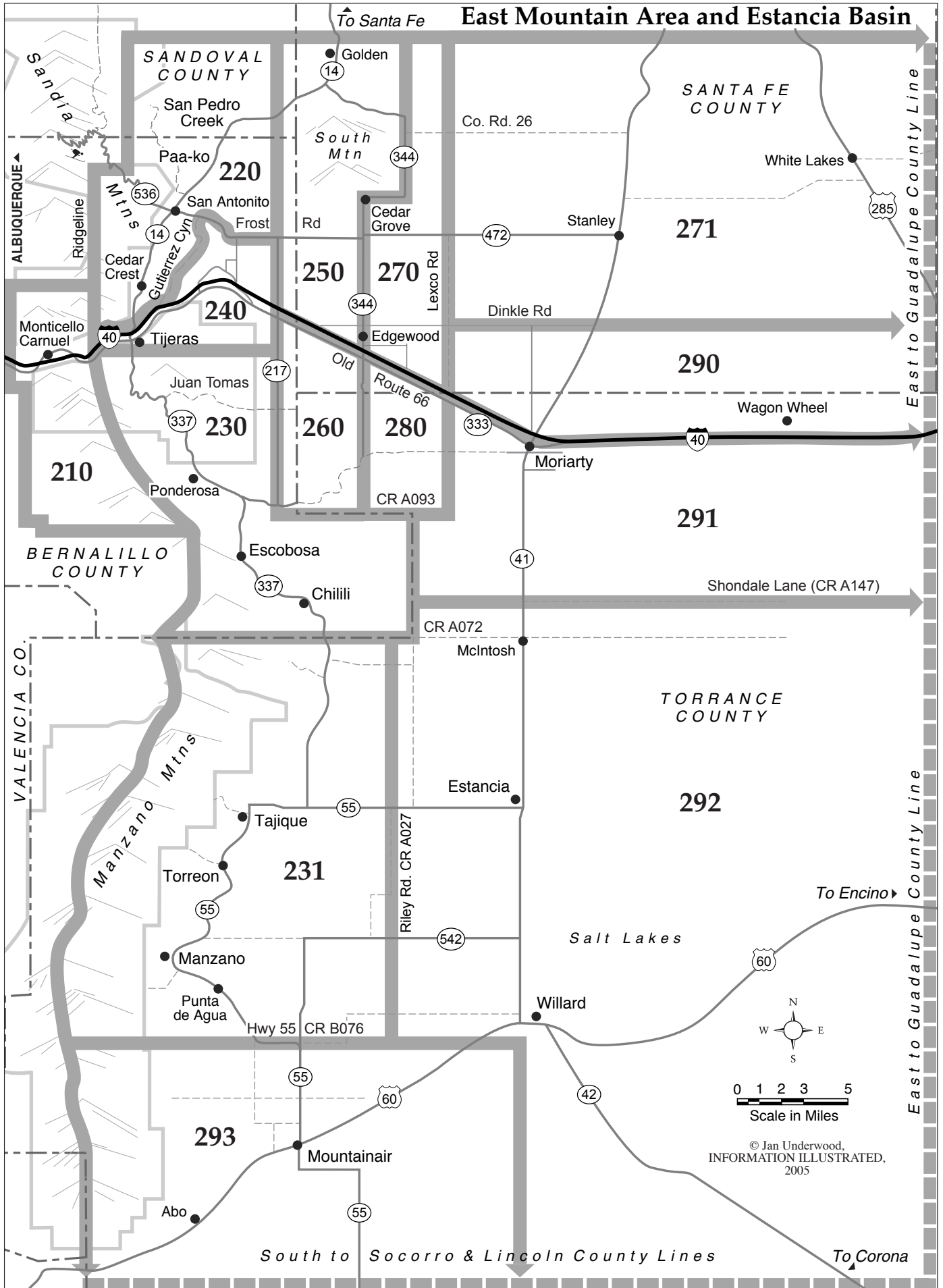
- B1-JJ25 Old Zone Atlas Grid
- ..... Rio Rancho Zone Atlas

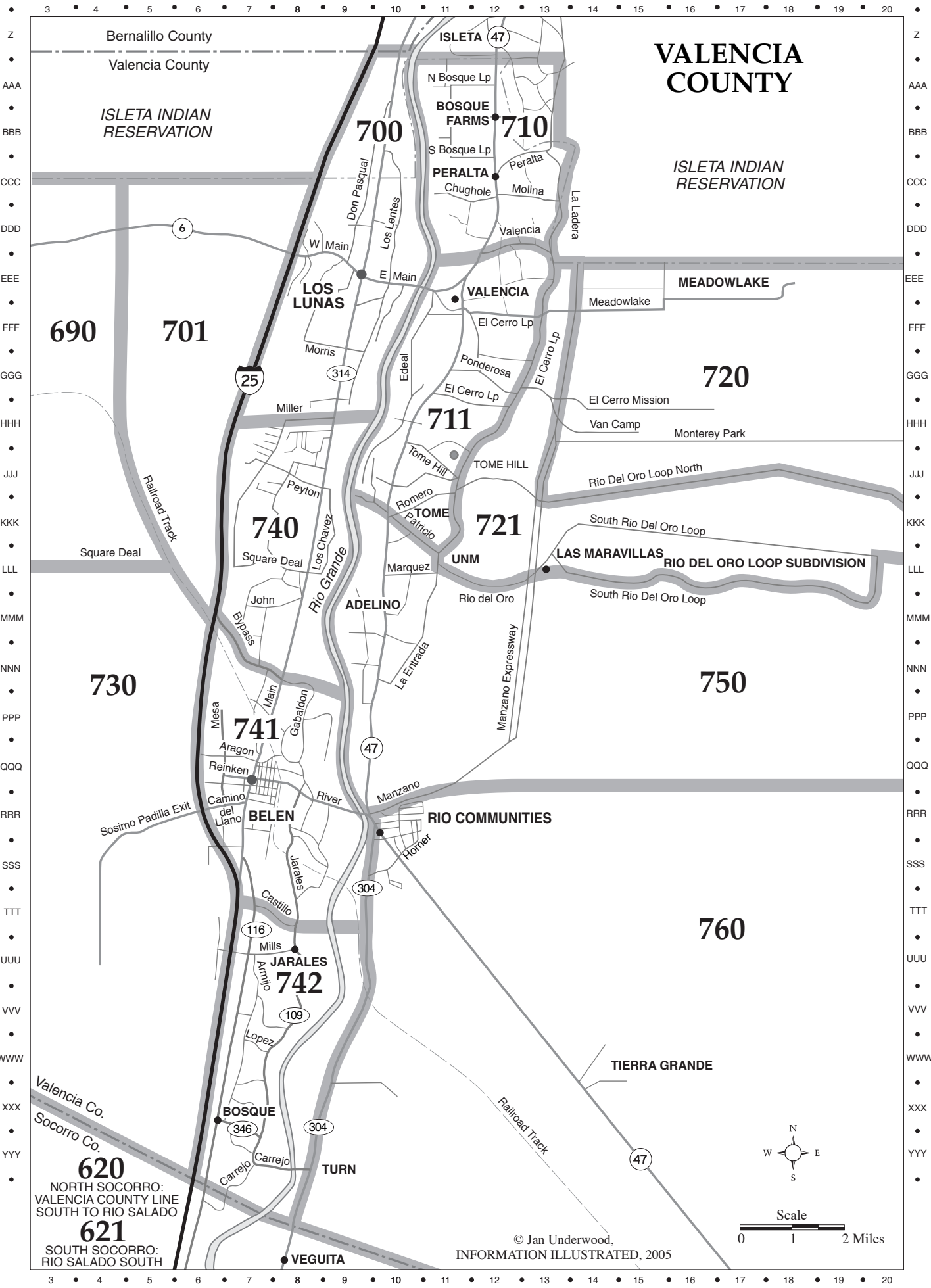


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Sandia  
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# East Mountain Area and Estancia Basin





# VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

690

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620

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NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

SOUTH SOCORRO:  
RIO SALADO SOUTH

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