

Quarterly market

REPORT

2nd QTR 2017

Quarterly Highlights

- The average sale price of single-family detached homes in 2nd Quarter 2017 was \$239,934 a 5.23% increase from 2nd Quarter 2016.
- Single-family detached home sales increased 11.59% from 2nd Quarter 2016.

New Listings	Closed Sales	Average Sale \$
Detached: 5,326 Attached: 501	Detached: 3,380 Attached: 336	Detached: \$239,934 Attached: \$156,104
2nd QTR 2016 Detached: 4,929 Attached: 475	2nd QTR 2016 Detached: 3,029 Attached: 313	2nd QTR 2016 Detached: \$228,003 Attached: \$153,495
% Change (Detached) +8.05%	% Change (Detached) +11.59%	% Change (Detached) +5.23%



www.gaar.com

Contact

Don Martindell, 2017 GAAR President

Phone 505-263-7618 Email president@gaar.com

2nd QTR 2017 & 2016 RECAP for Greater Albuquerque Areas

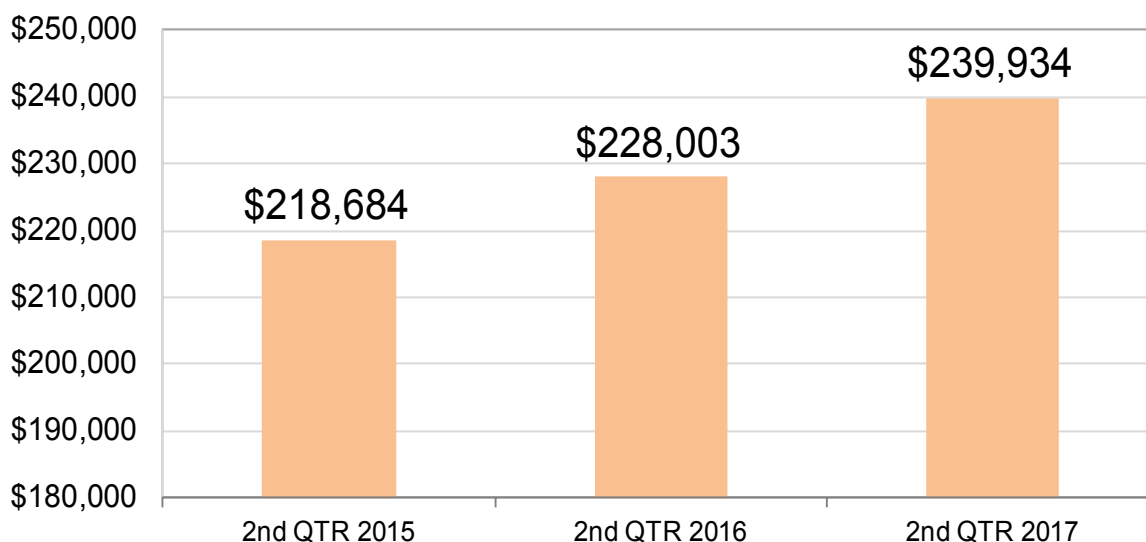
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2017	2016	% of Change
Average Sale Price:	\$239,934	\$228,003	5.23%
Median Sale Price:	\$199,000	\$192,500	3.38%
Total Sold & Closed:	3,380	3,029	11.59%
Total Dollar Volume*:	\$809.1	\$690.6	17.16%
New Listings:	5,326	4,929	8.05%
Days on Market:	46	50	-8.00%

Class R2	2017	2016	% of Change
Average Sale Price:	\$156,104	\$153,495	1.70%
Median Sale Price:	\$148,750	\$148,000	0.51%
Total Sold & Closed:	336	313	7.35%
Total Dollar Volume*:	\$52.5	\$48.0	9.38%
New Listings:	501	475	5.47%
Days on Market:	43	53	-18.87%

The numbers above reflect the time period between April 1 and June 30 of 2016 and 2017.

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 2017 & 2016 RECAP for Albuquerque (Areas 10-121)

Class R1	2017	2016	% of Change
Average Sale Price:	\$242,517	\$235,203	3.11%
Median Sale Price:	\$199,000	\$198,500	0.25%
Total Sold & Closed:	2,366	2,047	15.58%
Total Dollar Volume*:	\$574.0	\$481.4	19.24%
New Listings:	3,692	3,267	13.01%
Days on Market:	41	46	-10.87%

Class R2	2017	2016	% of Change
Average Sale Price:	\$160,761	\$155,321	3.50%
Median Sale Price:	\$150,000	\$150,000	0.00%
Total Sold & Closed:	286	275	4.00%
Total Dollar Volume*:	\$46.0	\$42.7	7.73%
New Listings:	451	427	5.62%
Days on Market:	41	51	-19.61%

2nd QTR 2017 & 2016 RECAP for Rio Rancho (Areas 140-162)

Class R1	2017	2016	% of Change
Average Sale Price:	\$211,393	\$197,675	6.94%
Median Sale Price:	\$188,500	\$176,950	6.53%
Total Sold & Closed:	549	584	-5.99%
Total Dollar Volume*:	\$116.1	\$115.4	0.61%
New Listings:	828	913	-9.31%
Days on Market:	49	46	6.52%

Class R2	2017	2016	% of Change
Average Sale Price:	\$129,019	\$128,904	0.09%
Median Sale Price:	\$133,286	\$146,000	-8.71%
Total Sold & Closed:	29	27	7.41%
Total Dollar Volume*:	\$3.7	\$3.4	8.82%
New Listings:	36	32	12.50%
Days on Market:	41	51	-19.61%

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

2nd QTR 2017 & 2016 RECAP for East Mountains (Areas 210-293)

Class R1	2017	2016	% of Change
Average Sale Price:	\$276,281	\$247,367	11.69%
Median Sale Price:	\$260,000	\$230,000	13.04%
Total Sold & Closed:	155	137	13.14%
Total Dollar Volume*:	\$42.8	\$33.8	26.63%
New Listings:	279	269	3.72%
Days on Market:	58	77	-24.68%

2nd QTR 2017 & 2016 RECAP for Valencia County (Areas 690-760)

Class R1	2017	2016	% of Change
Average Sale Price:	\$168,078	\$161,699	3.94%
Median Sale Price:	\$151,500	\$150,000	1.00%
Total Sold & Closed:	200	169	18.34%
Total Dollar Volume*:	\$33.6	\$27.3	23.08%
New Listings:	301	266	13.16%
Days on Market:	74	77	-3.90%

The numbers above reflect the time period between April 1 and June 30 of 2016 and 2017.

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

2nd QTR 2017 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2016	Average Sale Price	Change from 2nd QTR 2016	Median Sale Price	Change from 2nd QTR 2016
10	Sandia Heights	26	-7.14%	\$432,582	-5.50%	\$398,450	-7.34%
20	North Albuquerque Acres	45	28.57%	\$557,987	-4.80%	\$535,000	0.94%
21	Albuquerque West	77	10.00%	\$389,842	-0.99%	\$336,500	0.45%
30	Far NE Heights	164	6.49%	\$332,884	10.44%	\$289,000	11.37%
31	Foothills North	44	12.82%	\$624,328	17.85%	\$507,610	5.31%
32	Academy West	59	0.00%	\$240,393	-4.18%	\$234,900	-2.13%
40	UNM	67	-2.90%	\$280,927	3.81%	\$260,000	4.00%
41	Uptown	121	19.80%	\$177,408	-0.07%	\$165,000	-2.37%
42	UNM South	67	19.64%	\$232,349	4.69%	\$200,000	-2.42%
50	NE Heights	268	30.73%	\$174,834	2.34%	\$168,000	1.82%
51	Foothills South	69	2.99%	\$305,866	-1.05%	\$278,000	-4.14%
60	Four Hills	25	13.64%	\$340,376	-0.65%	\$317,000	-4.23%
70	Fairgrounds	40	-4.76%	\$161,866	-1.28%	\$160,000	2.07%
71	Southeast Heights	71	29.09%	\$178,171	-6.77%	\$180,000	-8.63%
72	Mesa Del Sol	6	50.00%	\$277,955	31.89%	\$288,075	45.49%
80	Downtown	59	145.83%	\$244,818	9.70%	\$213,700	28.73%
90	Near South Valley	51	34.21%	\$149,996	14.50%	\$135,000	16.93%
91	Valley Farms	24	-11.11%	\$164,110	-13.32%	\$140,000	-14.63%
92	Southwest Heights	242	24.74%	\$139,467	4.55%	\$136,400	3.14%
93	Pajarito	7	-30.00%	\$154,257	-0.18%	\$139,900	-13.05%
100	North Valley	63	31.25%	\$399,820	8.49%	\$253,000	-14.58%
101	Near North Valley	69	-2.82%	\$288,466	15.80%	\$225,000	19.05%
102	Far North Valley	7	-12.50%	\$258,714	-20.83%	\$240,000	-14.67%
103	West River Valley	13	85.71%	\$582,258	56.94%	\$530,000	41.33%
110	Northwest Heights	226	26.26%	\$236,722	2.30%	\$220,000	7.32%
111	Ladera Heights	150	15.38%	\$165,800	-3.60%	\$160,000	0.95%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	190	7.34%	\$195,933	2.10%	\$192,700	4.16%
121	Paradise East	116	-8.66%	\$233,819	10.62%	\$215,000	6.44%
130	Corrales	37	12.12%	\$486,946	14.69%	\$455,000	11.79%
140	Rio Rancho South	69	-18.82%	\$231,009	1.31%	\$217,850	-2.09%
141	Rio Rancho Southwest	1	N/A	\$145,000	N/A	\$145,000	N/A
150	Rio Rancho Mid	184	-7.54%	\$199,660	4.45%	\$175,950	6.64%
151	Rio Rancho Mid-North	67	-25.56%	\$286,123	27.42%	\$278,663	47.87%
152	Rio Rancho Mid-West	14	-41.67%	\$123,136	-18.01%	\$129,000	-24.52%
160	Rio Rancho North	118	55.26%	\$227,400	-0.57%	\$212,000	-4.88%
161	Rio Rancho Central	96	-11.11%	\$161,512	6.30%	\$161,000	10.09%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	33	26.92%	\$256,369	7.69%	\$232,500	-6.34%
180	Placitas	40	21.21%	\$409,654	9.91%	\$423,000	15.89%
210-293	East Mountain Area	155	13.14%	\$276,281	11.69%	\$260,000	13.04%
690-760	Valencia County	200	18.34%	\$168,078	3.94%	\$150,000	0.00%

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

2017 2nd QTR Sales

ALBUQUERQUE and Central Bernalillo County

120
Sales: 190
Avg: \$195,933
Med: \$192,700

121
Sales: 116
Avg: \$233,819
Med: \$215,000

130
Sales: 37
Avg: \$486,946
Med: \$455,000

102
Sales: 7
Avg: \$258,714
Med: \$240,000

21
Sales: 77
Avg: \$389,842
Med: \$336,500

20
Sales: 45
Avg: \$557,987
Med: \$535,000

10
Sales: 26
Avg: \$432,582
Med: \$398,450

103
Sales: 13
Avg: \$582,258
Med: \$530,000

100
Sales: 63
Avg: \$399,280
Med: \$253,000

32
Sales: 59
Avg: \$240,393
Med: \$234,900

30
Sales: 164
Avg: \$332,884
Med: \$289,000

31
Sales: 44
Avg: \$624,328
Med: \$507,610

110
Sales: 226
Avg: \$236,722
Med: \$220,000

101
Sales: 69
Avg: \$288,466
Med: \$225,000

41
Sales: 121
Avg: \$177,408
Med: \$165,000

50
Sales: 268
Avg: \$174,834
Med: \$168,000

111
Sales: 150
Avg: \$165,800
Med: \$160,000

80
Sales: 59
Avg: \$244,818
Med: \$213,700

40
Sales: 67
Avg: \$280,927
Med: \$260,000

70
Sales: 40
Avg: \$161,866
Med: \$160,000

51
Sales: 69
Avg: \$305,866
Med: \$278,000

92
Sales: 242
Avg: \$139,467
Med: \$136,400

90
Sales: 51
Avg: \$149,996
Med: \$135,000

42
Sales: 67
Avg: \$232,349
Med: \$200,000

71
Sales: 71
Avg: \$178,171
Med: \$180,000

60
Sales: 25
Avg: \$340,376
Med: \$317,000

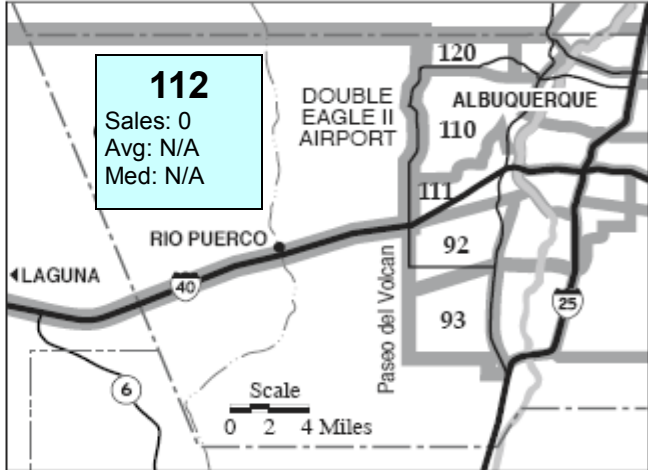
93
Sales: 7
Avg: \$154,257
Med: \$139,900

91
Sales: 24
Avg: \$164,110
Med: \$140,000

72
Sales: 6
Avg: \$277,955
Med: \$288,075

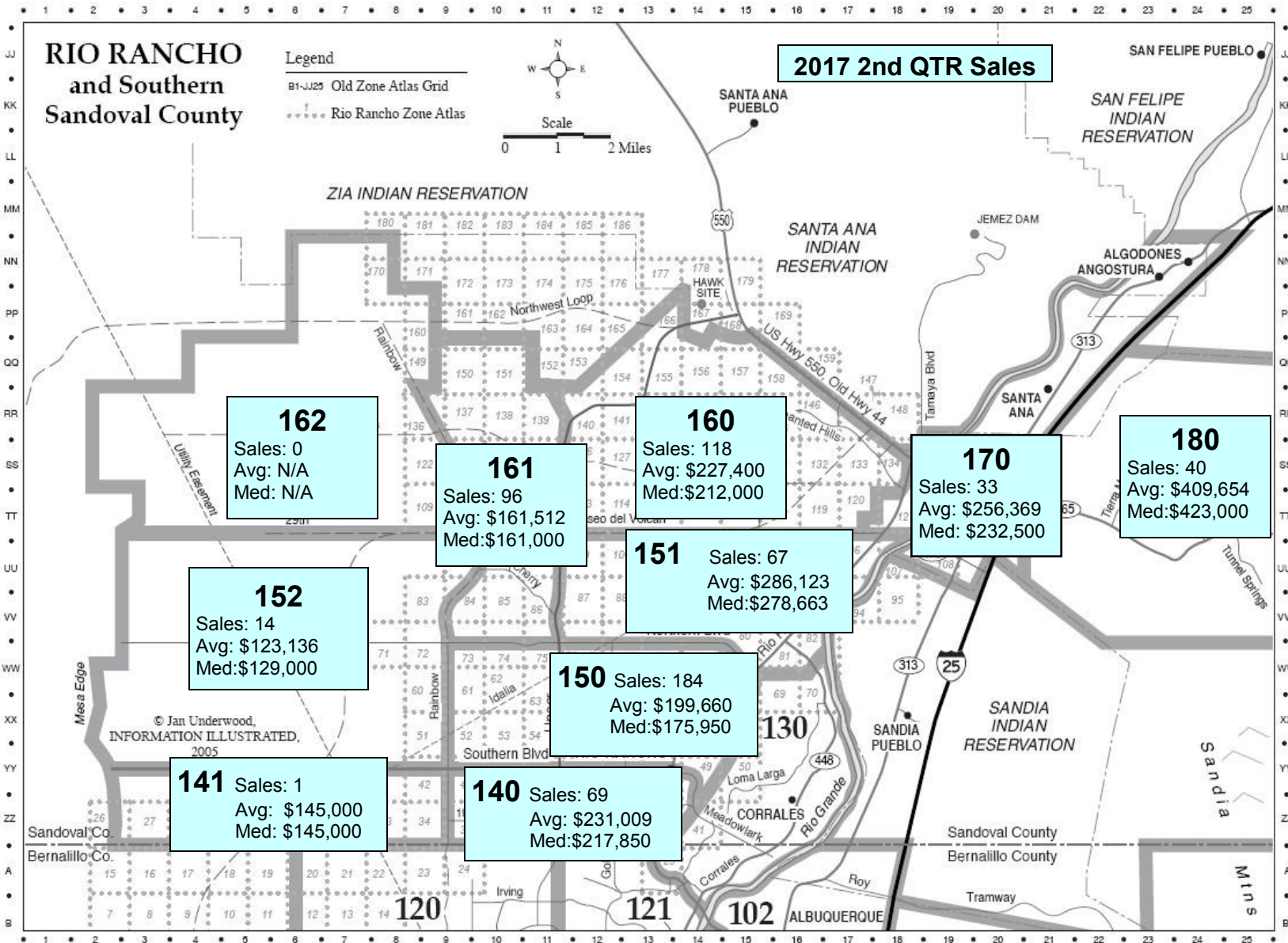
112
Sales: 0
Avg: N/A
Med: N/A

Scale
0 1 2 Miles



Scale
0 2 4 Miles

ISLETA INDIAN RESERVATION



East Mountain Area and Estancia Basin

2017 2nd QTR Sales

220
Sales: 31
Avg: \$345,124
Med: \$335,000

240
Sales: 32
Avg: \$389,654
Med: \$367,250

250
Sales: 17
Avg: \$285,612
Med: \$280,000

270 Sales: 11
Avg: \$210,900
Med: \$180,000

271
Sales: 0
Avg: N/A
Med: N/A

290
Sales: 5
Avg: \$175,200
Med: \$165,000

210
Sales: 2
Avg: \$223,750
Med: \$223,750

230
Sales: 25
Avg: \$246,076
Med: \$235,000

260
Sales: 9
Avg: \$227,633
Med: \$239,900

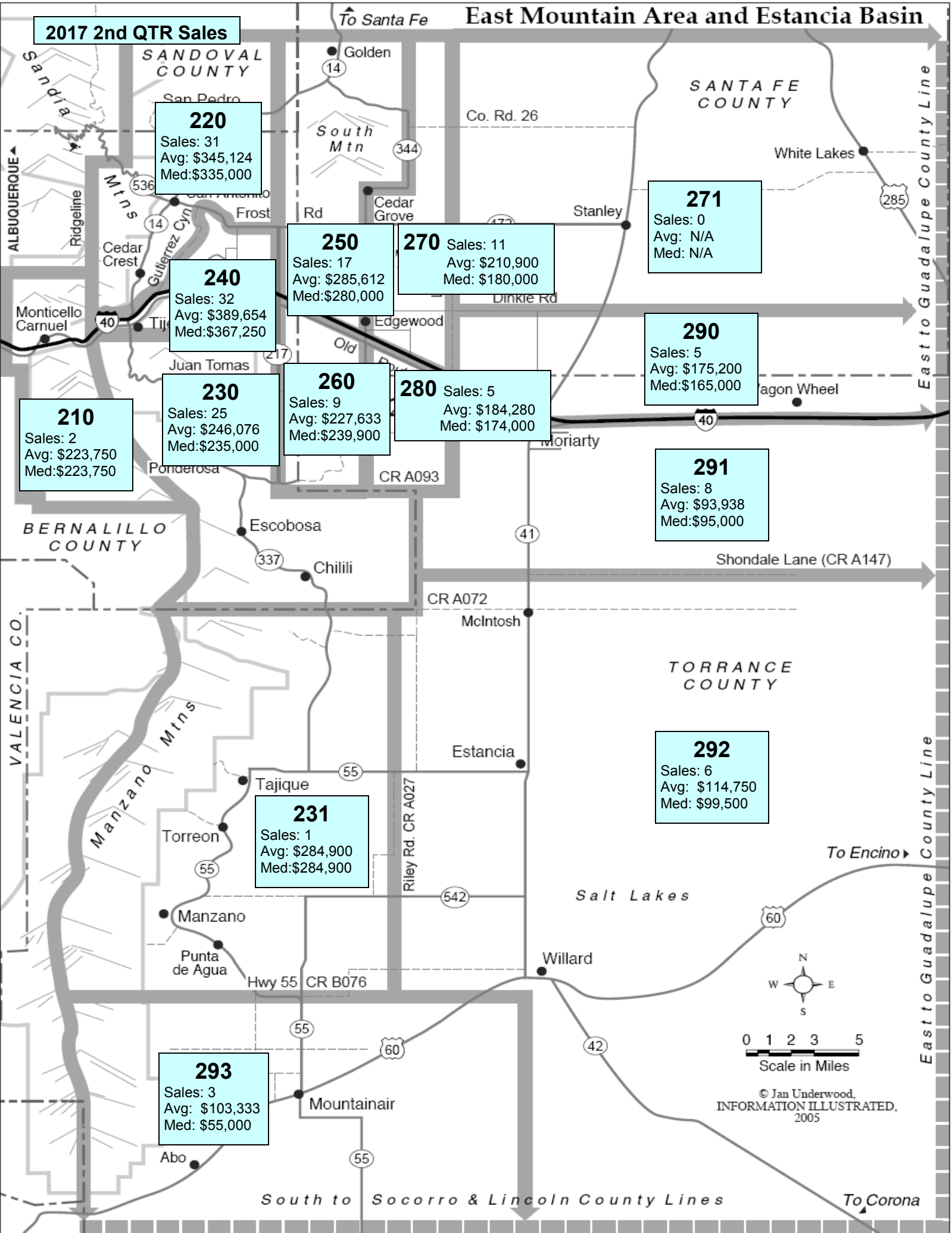
280 Sales: 5
Avg: \$184,280
Med: \$174,000

291
Sales: 8
Avg: \$93,938
Med: \$95,000

231
Sales: 1
Avg: \$284,900
Med: \$284,900

292
Sales: 6
Avg: \$114,750
Med: \$99,500

293
Sales: 3
Avg: \$103,333
Med: \$55,000



© Jan Underwood, INFORMATION ILLUSTRATED, 2005

VALENCIA COUNTY

2017 2nd QTR Sales

700
Sales: 49
Avg: \$191,585
Med: \$196,500

710
Sales: 14
Avg: \$279,289
Med: \$274,950

701
Sales: 32
Avg: \$188,493
Med: \$180,000

720
Sales: 4
Avg: \$130,975
Med: \$122,000

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

711
Sales: 12
Avg: \$199,133
Med: \$195,500

740
Sales: 9
Avg: \$193,250
Med: \$149,000

721
Sales: 33
Avg: \$124,402
Med: \$125,000

730
Sales: 3
Avg: \$158,333
Med: \$165,000

750
Sales: 4
Avg: \$157,375
Med: \$173,500

741
Sales: 20
Avg: \$97,901
Med: \$96,950

742
Sales: 3
Avg: \$120,667
Med: \$127,000

760
Sales: 20
Avg: \$133,920
Med: \$142,500

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

