

# Quarterly market

## R E P O R T

3<sup>rd</sup>  
QTR  
2017

## Quarterly Highlights

- The average sale price of single-family detached homes in 3rd Quarter 2017 was \$238,409, a 4.44% increase from 3rd Quarter 2016.
- Single-family detached home sales increased 1.92% from 3rd Quarter 2016 to 3,128.

New Listings	Closed Sales	Average Sale \$
Detached: 4,566 Attached: 415	Detached: 3,128 Attached: 294	Detached: \$238,409 Attached: \$151,302
3rd QTR 2016 Detached: 4,396 Attached: 427	3rd QTR 2016 Detached: 3,069 Attached: 252	3rd QTR 2016 Detached: \$228,271 Attached: \$148,121
% Change (Detached) <b>+3.87%</b>	% Change (Detached) <b>+1.92%</b>	% Change (Detached) <b>+4.44%</b>



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

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# 3rd QTR 2017 & 2016 RECAP for Greater Albuquerque Areas

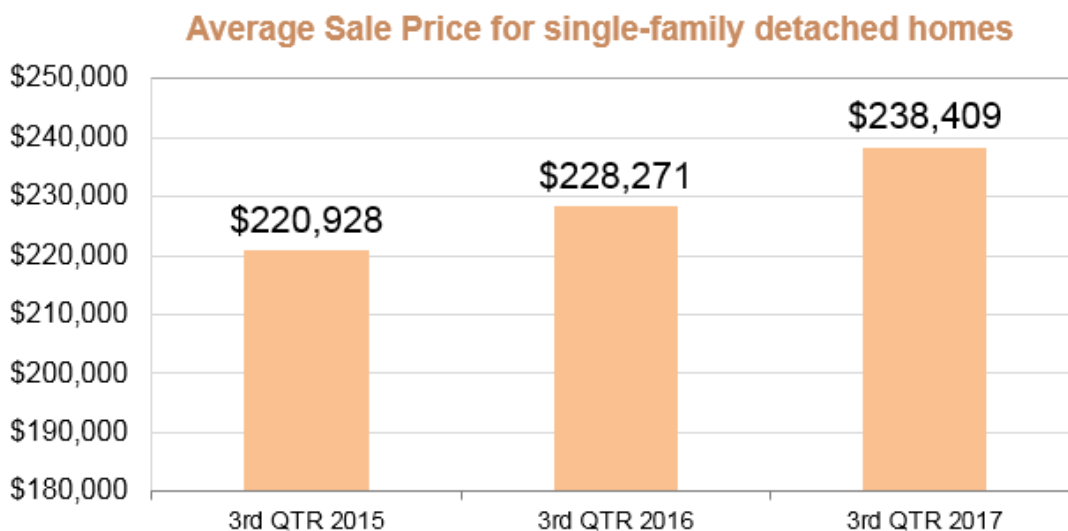
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2017	2016	% of Change
Average Sale Price:	\$238,409	\$228,271	4.44%
Median Sale Price:	\$200,250	\$192,000	4.30%
Total Sold & Closed:	3,128	3,069	1.92%
Total Dollar Volume*:	\$745.7	\$700.6	6.44%
New Listings:	4,566	4,396	3.87%
Days on Market:	42	48	-12.50%

Class R2	2017	2016	% of Change
Average Sale Price:	\$151,302	\$148,121	2.15%
Median Sale Price:	\$137,750	\$139,125	-0.99%
Total Sold & Closed:	294	252	16.67%
Total Dollar Volume*:	\$44.5	\$37.3	19.30%
New Listings:	415	427	-2.81%
Days on Market:	43	46	-6.52%

The numbers above reflect the time period between July 1 and September 30 of 2016 and 2017.

\*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.

## 3rd QTR 2017 & 2016 RECAP for Albuquerque (Areas 10-121)

Class R1	2017	2016	% of Change
Average Sale Price:	\$242,548	\$233,548	3.85%
Median Sale Price:	\$205,000	\$198,250	3.40%
Total Sold & Closed:	2,132	2,056	3.70%
Total Dollar Volume*:	\$517.1	\$480.2	7.68%
New Listings:	3,385	2,930	15.53%
Days on Market:	36	46	-21.74%

Class R2	2017	2016	% of Change
Average Sale Price:	\$153,027	\$150,373	1.76%
Median Sale Price:	\$138,000	\$139,500	-1.08%
Total Sold & Closed:	269	223	20.63%
Total Dollar Volume*:	\$41.2	\$33.5	22.99%
New Listings:	373	380	-1.84%
Days on Market:	44	44	0.00%

## 3rd QTR 2017 & 2016 RECAP for Rio Rancho (Areas 140-162)

Class R1	2017	2016	% of Change
Average Sale Price:	\$211,685	\$200,817	5.41%
Median Sale Price:	\$185,000	\$175,000	5.71%
Total Sold & Closed:	560	606	-7.59%
Total Dollar Volume*:	\$117.5	\$121.7	-3.45%
New Listings:	677	804	-15.80%
Days on Market:	41	38	7.89%

Class R2	2017	2016	% of Change
Average Sale Price:	\$143,946	\$143,211	0.51%
Median Sale Price:	\$155,000	\$152,500	1.64%
Total Sold & Closed:	13	19	-31.58%
Total Dollar Volume*:	\$1.9	\$2.7	-29.63%
New Listings:	26	21	23.81%
Days on Market:	27	48	-43.75%

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

### 3rd QTR 2017 & 2016 RECAP for East Mountains (Areas 210-293)

Class R1	2017	2016	% of Change
Average Sale Price:	\$272,778	\$249,332	9.40%
Median Sale Price:	\$257,000	\$214,000	20.09%
Total Sold & Closed:	155	129	20.16%
Total Dollar Volume*:	\$42.3	\$32.1	31.78%
New Listings:	210	239	-12.13%
Days on Market:	62	69	-10.14%

### 3rd QTR 2017 & 2016 RECAP for Valencia County (Areas 690-760)

Class R1	2017	2016	% of Change
Average Sale Price:	\$169,061	\$167,649	0.84%
Median Sale Price:	\$152,000	\$157,500	-3.49%
Total Sold & Closed:	189	181	4.42%
Total Dollar Volume*:	\$32.0	\$30.3	5.61%
New Listings:	287	253	13.44%
Days on Market:	78	80	-2.50%

*The numbers above reflect the time period between July 1 and September 30 of 2016 and 2017.*

*\*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.

## 3rd QTR 2017 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2016	Average Sale Price	Change from 3rd QTR 2016	Median Sale Price	Change from 3rd QTR 2016
10	Sandia Heights	22	15.79%	\$440,807	-11.88%	\$387,500	4.03%
20	North Albuquerque Acres	46	43.75%	\$589,092	0.68%	\$548,500	-1.17%
21	Albuquerque Acres West	60	-4.76%	\$360,682	1.13%	\$347,500	5.30%
30	Far NE Heights	142	-3.40%	\$333,036	8.69%	\$290,000	2.11%
31	Foothills North	46	24.32%	\$490,288	-9.90%	\$432,500	-19.91%
32	Academy West	46	-19.30%	\$244,236	8.51%	\$235,000	9.30%
40	UNM	62	-6.06%	\$293,504	-0.42%	\$273,250	-0.64%
41	Uptown	117	2.63%	\$194,807	10.81%	\$185,000	14.20%
42	UNM South	57	-9.52%	\$267,325	17.49%	\$232,500	13.41%
50	NE Heights	244	14.55%	\$174,602	1.81%	\$169,450	2.70%
51	Foothills South	49	-23.44%	\$303,959	-7.90%	\$289,100	-7.04%
60	Four Hills	28	-6.67%	\$319,944	2.14%	\$281,500	-15.34%
70	Fairgrounds	37	-9.76%	\$162,886	3.48%	\$150,000	-0.33%
71	Southeast Heights	69	23.21%	\$197,102	6.71%	\$180,000	-1.37%
72	Mesa Del Sol	3	0.00%	\$241,833	-16.65%	\$243,000	-18.97%
80	Downtown	44	15.79%	\$202,706	-2.96%	\$166,000	-13.09%
90	Near South Valley	55	77.42%	\$133,065	20.26%	\$130,000	13.74%
91	Valley Farms	21	-27.59%	\$197,286	5.12%	\$142,500	-10.94%
92	Southwest Heights	202	3.06%	\$137,323	3.00%	\$138,550	2.71%
93	Pajarito	6	20.00%	\$148,983	-26.46%	\$144,950	-8.26%
100	North Valley	60	-7.69%	\$388,910	15.76%	\$297,500	8.97%
101	Near North Valley	62	-10.14%	\$280,203	20.63%	\$204,000	20.00%
102	Far North Valley	7	75.00%	\$345,429	9.62%	\$436,000	30.73%
103	West River Valley	9	12.50%	\$481,256	44.77%	\$390,000	19.08%
110	Northwest Heights	186	-7.46%	\$250,039	2.61%	\$225,500	2.50%
111	Ladera Heights	137	16.10%	\$171,281	3.29%	\$167,500	7.20%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	198	22.22%	\$201,830	4.43%	\$193,200	4.72%
121	Paradise East	117	-6.40%	\$240,652	10.05%	\$228,000	9.67%
130	Corrales	32	-17.95%	\$499,453	14.29%	\$480,000	21.52%
140	Rio Rancho South	88	4.76%	\$268,083	8.35%	\$249,700	4.81%
141	Rio Rancho Southwest	3	0.00%	\$138,667	38.18%	\$130,000	29.94%
150	Rio Rancho Mid	209	6.63%	\$202,401	1.76%	\$175,000	3.70%
151	Rio Rancho Mid-North	58	-38.30%	\$251,829	11.54%	\$227,500	16.67%
152	Rio Rancho Mid-West	15	-28.57%	\$128,635	-4.54%	\$130,000	-7.14%
160	Rio Rancho North	72	-12.20%	\$237,202	4.53%	\$225,000	15.38%
161	Rio Rancho Central	115	-8.73%	\$161,915	7.57%	\$157,000	4.67%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	31	19.23%	\$273,526	10.58%	\$295,000	19.43%
180	Placitas	29	-9.38%	\$392,792	-1.11%	\$410,000	5.40%
210-293	East Mountain Area	155	20.16%	\$272,778	9.40%	\$257,000	20.09%
690-760	Valencia County	189	4.42%	\$169,061	0.84%	\$152,000	-3.49%

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

**2017 Q3 Sales**

**130**

Sales: 32  
Avg: \$499,453  
Med: \$480,000

**120**

Sales: 198  
Avg: \$201,830  
Med: \$193,200

**121**

Sales: 117  
Avg: \$240,652  
Med: \$228,000

**102**

Sales: 7  
Avg: \$345,429  
Med: \$436,000

**21**

Sales: 60  
Avg: \$360,682  
Med: \$347,500

**20**

Sales: 46  
Avg: \$589,092  
Med: \$548,500

**10**

Sales: 22  
Avg: \$440,807  
Med: \$387,500

**103**

Sales: 9  
Avg: \$481,256  
Med: \$390,000

**100**

Sales: 60  
Avg: \$388,910  
Med: \$297,500

**32**

Sales: 46  
Avg: \$244,236  
Med: \$235,000

**30**

Sales: 142  
Avg: \$333,036  
Med: \$290,000

**31**

Sales: 46  
Avg: \$490,288  
Med: \$432,500

**110**

Sales: 186  
Avg: \$250,039  
Med: \$225,500

**101**

Sales: 62  
Avg: \$280,203  
Med: \$204,000

**41**

Sales: 117  
Avg: \$194,807  
Med: \$185,000

**50**

Sales: 244  
Avg: \$174,602  
Med: \$169,450

**111**

Sales: 137  
Avg: \$171,281  
Med: \$167,500

**80**

Sales: 44  
Avg: \$202,706  
Med: \$166,000

**40**

Sales: 62  
Avg: \$293,504  
Med: \$273,250

**70**

Sales: 37  
Avg: \$162,886  
Med: \$150,000

**51**

Sales: 49  
Avg: \$303,959  
Med: \$289,100

**92**

Sales: 202  
Avg: \$137,323  
Med: \$138,550

**90**

Sales: 55  
Avg: \$133,065  
Med: \$130,000

**42**

Sales: 57  
Avg: \$267,325  
Med: \$232,500

**71**

Sales: 69  
Avg: \$197,102  
Med: \$180,000

**60**

Sales: 28  
Avg: \$319,944  
Med: \$281,500

**93**

Sales: 6  
Avg: \$148,983  
Med: \$144,950

**91**

Sales: 21  
Avg: \$197,286  
Med: \$142,500

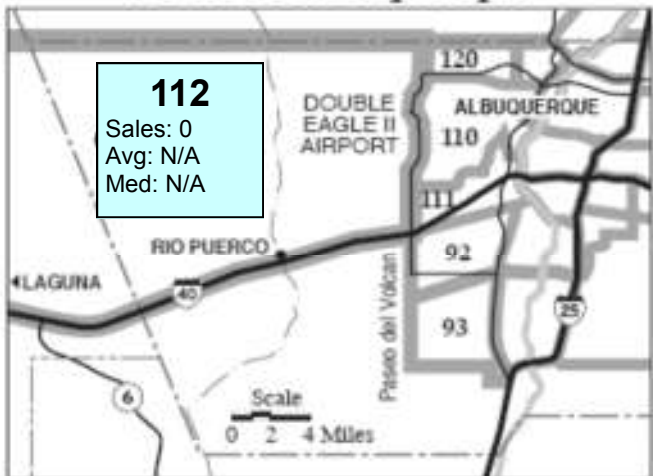
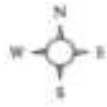
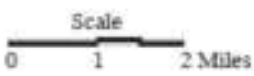
**72**

Sales: 3  
Avg: \$241,833  
Med: \$243,000

**112**

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

**ALBUQUERQUE and Central Bernalillo County**



# East Mountain Area and Estancia Basin

**2017 Q3 Sales**

**220**  
Sales: 39  
Avg: \$334,449  
Med: \$314,000

**250**  
Sales: 27  
Avg: \$262,844  
Med: \$265,000

**270** Sales: 7  
Avg: \$178,112  
Med: \$159,900

**271**  
Sales: 3  
Avg: \$203,008  
Med: \$212,000

**240**  
Sales: 22  
Avg: \$393,886  
Med: \$397,000

**290**  
Sales: 5  
Avg: \$232,580  
Med: \$203,000

**210**  
Sales: 1  
Avg: \$300,000  
Med: \$300,000

**230**  
Sales: 21  
Avg: \$259,912  
Med: \$224,000

**260**  
Sales: 10  
Avg: \$220,000  
Med: \$167,250

**280** Sales: 3  
Avg: \$160,667  
Med: \$160,000

**291**  
Sales: 11  
Avg: \$83,182  
Med: \$68,000

**231**  
Sales: 0  
Avg: N/A  
Med: N/A

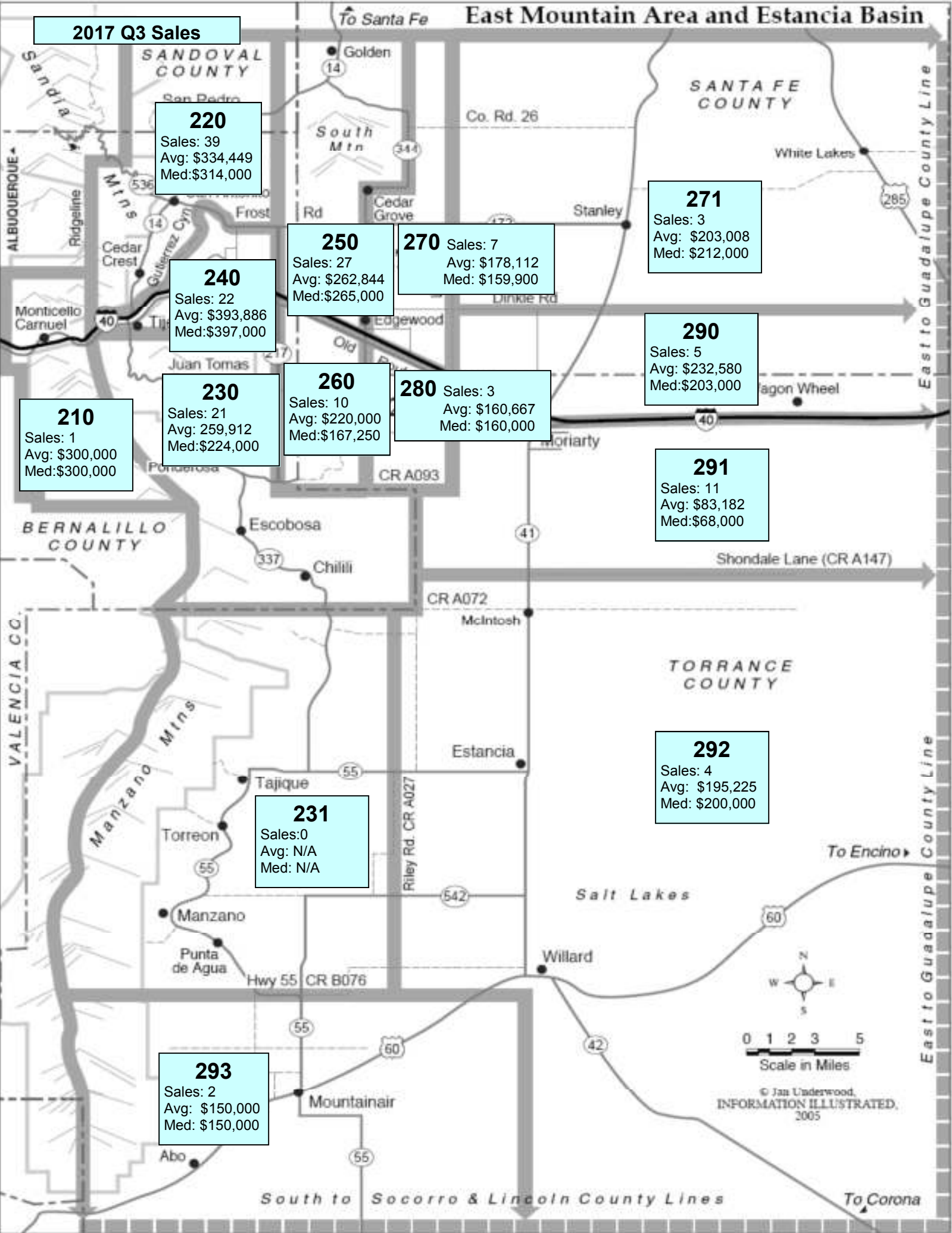
**292**  
Sales: 4  
Avg: \$195,225  
Med: \$200,000

**293**  
Sales: 2  
Avg: \$150,000  
Med: \$150,000



0 1 2 3 5  
Scale in Miles

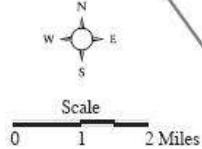
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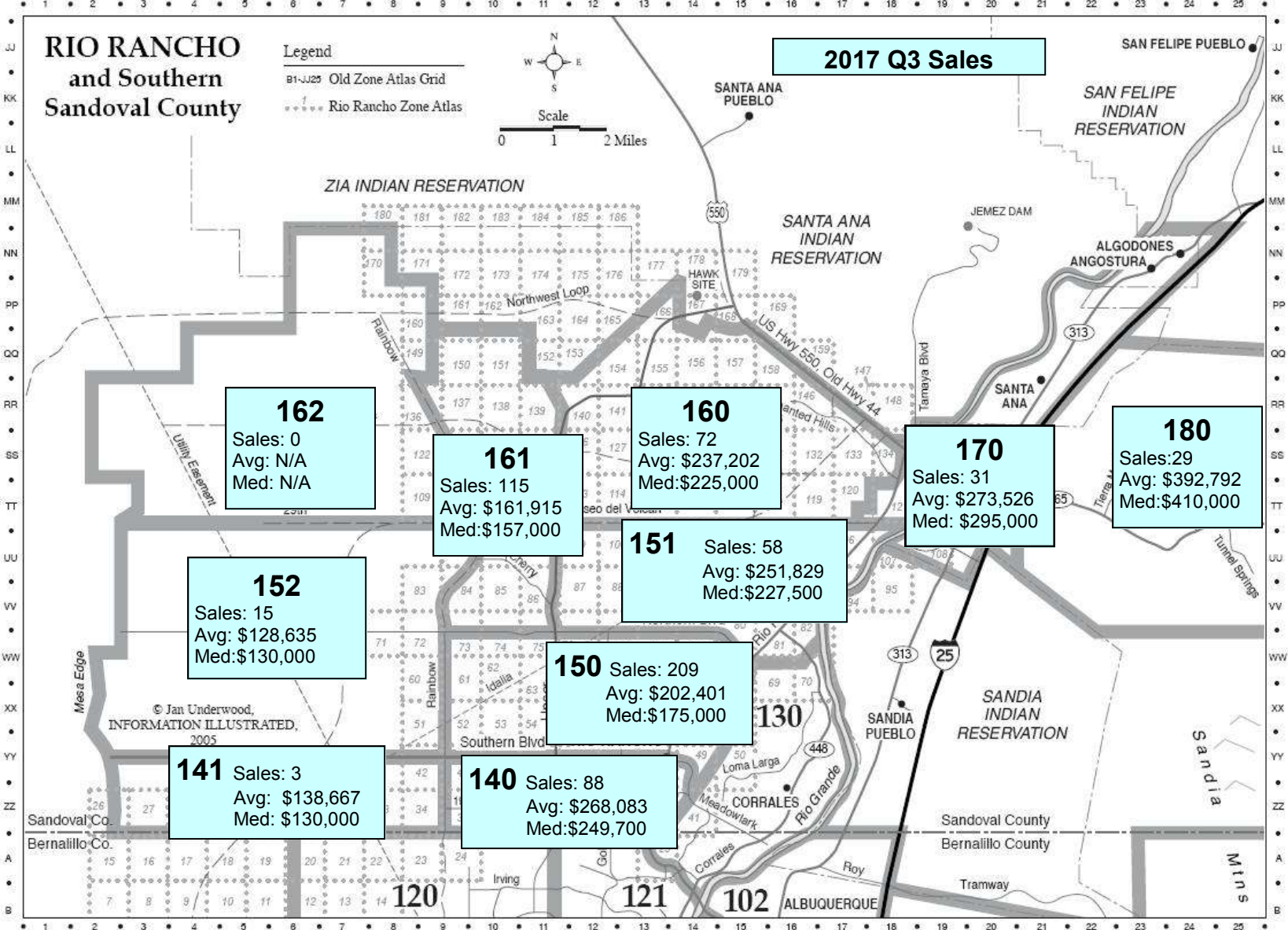
# RIO RANCHO and Southern Sandoval County

## Legend

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



## 2017 Q3 Sales



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**2017 Q3 Sales**

**VALENCIA COUNTY**

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

**700**  
Sales: 44  
Avg: \$179,162  
Med: \$150,000

**710**  
Sales: 19  
Avg: \$255,686  
Med: \$240,000

**701**  
Sales: 22  
Avg: \$181,466  
Med: \$165,500

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

**711**  
Sales: 16  
Avg: \$210,948  
Med: \$226,500

**720**  
Sales: 1  
Avg: \$100,000  
Med: \$100,000

**740**  
Sales: 4  
Avg: \$217,850  
Med: \$214,700

**721**  
Sales: 31  
Avg: \$121,893  
Med: \$121,000

**730**  
Sales: 1  
Avg: \$191,300  
Med: \$191,300

**750**  
Sales: 3  
Avg: \$154,500  
Med: \$175,000

**741**  
Sales: 21  
Avg: \$131,083  
Med: \$101,000

**742**  
Sales: 6  
Avg: \$141,167  
Med: \$120,000

**760**  
Sales: 21  
Avg: \$135,210  
Med: \$125,000

**620**  
NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

