

Quarterly market

REPORT

3rd QTR 2021

Quarterly Highlights

- The average sale price of single-family detached home in the 3rd Quarter 2021 was \$344,775 a 17.17% increase from 3rd Quarter 2020.
- Single-family detached home sales decreased 6.03% from 3rd Quarter 2020 to 3,737

New Listings	Closed Sales	Average Sale \$
Detached: 4,378 Attached: 431	Detached: 3,737 Attached: 431	Detached: \$344,775 Attached: \$221,753
3rd QTR 2020 Detached: 4,473 Attached: 493	3rd QTR 2020 Detached: 3,977 Attached: 389	3rd QTR 2020 Detached: \$294,251 Attached: \$190,654
% Change (Detached) -2.12%	% Change (Detached) -6.03%	% Change (Detached) +17.17%



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Contact

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3rd QTR 2021 & 2020 RECAP for Greater Albuquerque Areas

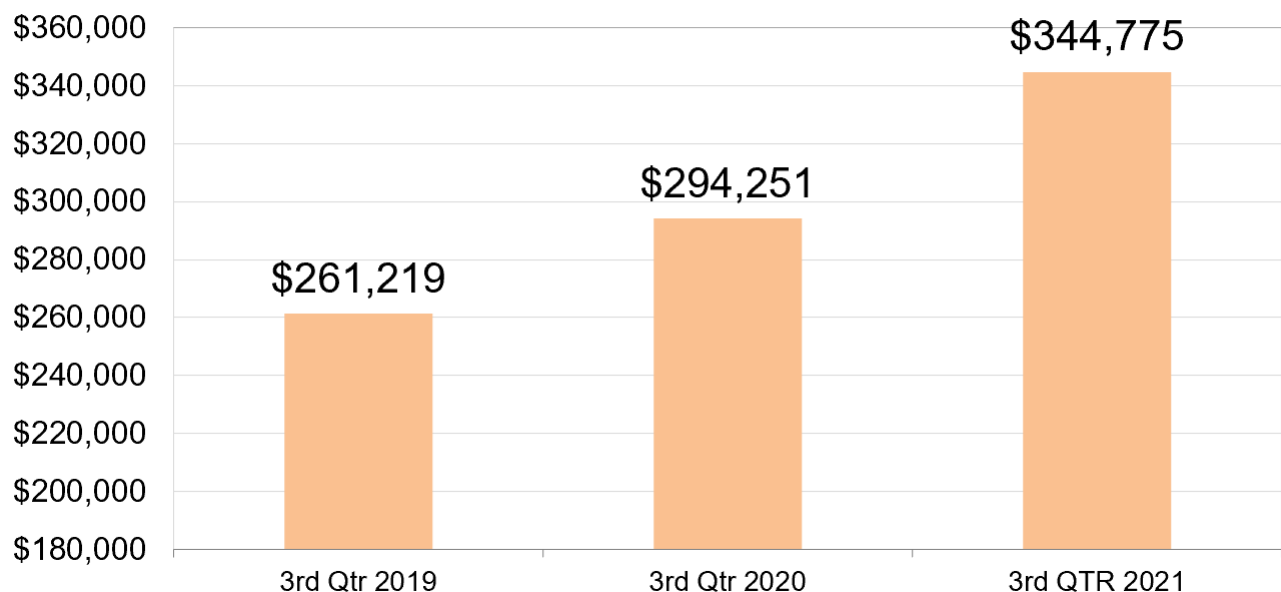
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2021	2020	% of Change
Average Sale Price:	\$344,775	\$294,251	17.17%
Median Sale Price:	\$298,000	\$255,000	16.86%
Total Sold & Closed:	3,737	3,977	-6.03%
Total Dollar Volume*:	\$1,288.4	\$1,170.3	10.09%
New Listings:	4,378	4,473	-2.12%
Days on Market:	12	24	-50.00%

Class R2	2021	2020	% of Change
Average Sale Price:	\$221,753	\$190,654	16.31%
Median Sale Price:	\$215,000	\$180,000	19.44%
Total Sold & Closed:	431	389	10.80%
Total Dollar Volume*:	\$95.6	\$74.1	29.01%
New Listings:	493	466	5.79%
Days on Market:	11	25	-56.00%

The numbers above reflect the time period between July 1st and September 30th of 2020 and 2021.

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.

3rd QTR 2021 & 2020 RECAP for Albuquerque (Areas 10-121)

Class R1	2021	2020	% of Change
Average Sale Price:	\$342,648	\$296,993	15.37%
Median Sale Price:	\$292,500	\$255,000	14.71%
Total Sold & Closed:	2,477	2,688	-7.85%
Total Dollar Volume*:	\$848.7	\$798.3	6.31%
New Listings:	2,816	2,979	-5.47%
Days on Market:	10	20	-50.00%

Class R2	2021	2020	% of Change
Average Sale Price:	\$227,682	\$194,739	16.92%
Median Sale Price:	\$220,000	\$184,250	19.40%
Total Sold & Closed:	388	344	12.79%
Total Dollar Volume*:	\$88.3	\$66.9	31.99%
New Listings:	440	396	11.11%
Days on Market:	11	26	-57.69%

3rd QTR 2021 & 2020 RECAP for Rio Rancho (Areas 140-162)

Class R1	2021	2020	% of Change
Average Sale Price:	\$326,162	\$268,681	21.39%
Median Sale Price:	\$299,450	\$250,000	19.78%
Total Sold & Closed:	718	694	3.46%
Total Dollar Volume*:	\$234.2	\$186.4	25.64%
New Listings:	819	821	-0.24%
Days on Market:	10	20	-50.00%

Class R2	2021	2020	% of Change
Average Sale Price:	\$168,876	\$153,751	9.84%
Median Sale Price:	\$137,500	\$148,000	-7.09%
Total Sold & Closed:	21	35	-40.00%
Total Dollar Volume*:	\$3.5	\$5.3	-33.96%
New Listings:	30	53	-43.40%
Days on Market:	6	17	-64.71%

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

3rd QTR 2021 & 2020 RECAP for East Mountains (Areas 210-293, Detached Only)

Class R1	2021	2020	% of Change
Average Sale Price:	\$411,485	\$349,592	17.70%
Median Sale Price:	\$385,000	\$327,250	17.65%
Total Sold & Closed:	189	198	-4.55%
Total Dollar Volume*:	\$77.7	\$69.2	12.28%
New Listings:	255	231	10.39%
Days on Market:	26	44	-40.91%

3rd QTR 2021 & 2020 RECAP for Valencia County (Areas 690-760, Detached Only)

Class R1	2021	2020	% of Change
Average Sale Price:	\$269,560	\$223,858	20.42%
Median Sale Price:	\$245,000	\$207,000	18.36%
Total Sold & Closed:	250	283	-11.66%
Total Dollar Volume*:	\$67.4	\$63.3	6.48%
New Listings:	338	292	15.75%
Days on Market:	18	44	-59.09%

The numbers above reflect the time period between July 1st and September 30th of 2021 and 2020.

**Total Dollar Volume (millions)*

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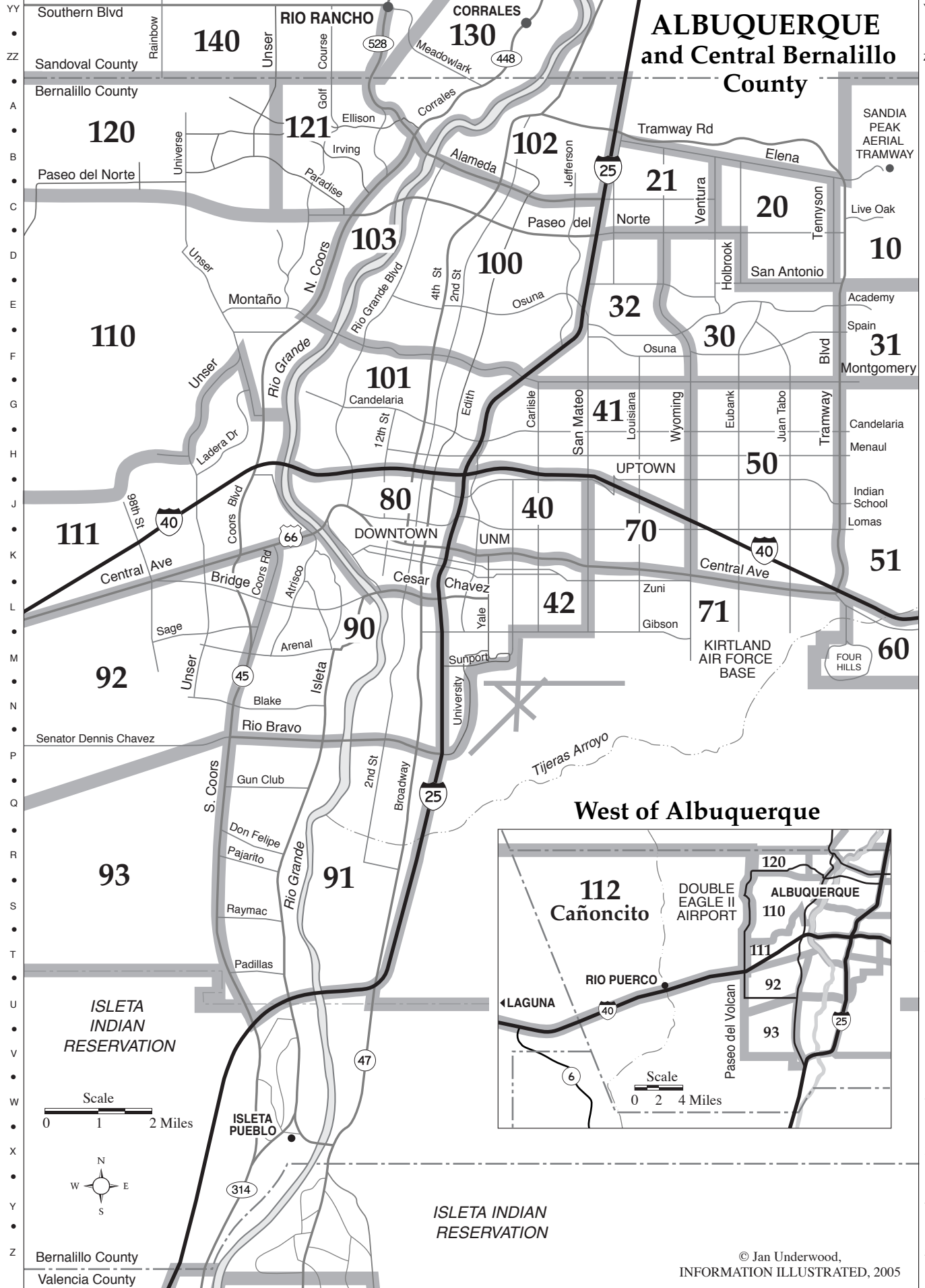
3rd QTR 2021 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2020	Average Sale Price	Change from 3rd QTR 2020	Median Sale Price	Change from 3rd QTR 2020
10	Sandia Heights	29	-9.38%	\$671,016	23.87%	\$651,000	32.72%
20	North Albuquerque Acres	47	17.50%	\$789,187	16.23%	\$740,891	13.12%
21	Albuquerque Acres West	66	-20.48%	\$483,481	2.54%	\$415,000	-2.35%
30	Far NE Heights	164	-9.89%	\$438,824	12.93%	\$377,500	7.80%
31	Foothills North	37	-27.45%	\$704,724	18.65%	\$590,000	13.46%
32	Academy West	62	-21.52%	\$357,135	16.03%	\$330,000	10.00%
40	UNM	91	-4.21%	\$370,041	10.38%	\$351,500	9.84%
41	Uptown	130	13.04%	\$272,277	23.90%	\$260,000	26.83%
42	UNM South	56	-22.22%	\$289,657	-1.07%	\$277,400	4.68%
50	NE Heights	269	-6.27%	\$262,567	16.21%	\$250,000	16.28%
51	Foothills South	55	-29.49%	\$422,385	14.82%	\$400,000	11.58%
60	Four Hills	38	-7.32%	\$416,980	7.70%	\$391,500	3.03%
70	Fairgrounds	52	1.96%	\$232,447	25.29%	\$234,500	30.28%
71	Southeast Heights	112	55.56%	\$322,342	27.26%	\$331,890	27.16%
72	Mesa Del Sol	18	-28.00%	\$352,879	11.16%	\$339,793	8.62%
80	Downtown	55	-5.17%	\$353,173	42.53%	\$290,500	38.33%
90	Near South Valley	46	-28.13%	\$198,173	13.63%	\$185,500	8.32%
91	Valley Farms	28	86.67%	\$330,570	20.52%	\$297,500	10.23%
92	Southwest Heights	202	-17.89%	\$224,193	20.13%	\$220,000	19.60%
93	Pajarito	2	-66.67%	\$264,250	29.32%	\$264,250	33.80%
100	North Valley	75	31.58%	\$486,943	19.90%	\$370,000	19.35%
101	Near North Valley	72	-17.24%	\$340,574	1.65%	\$250,500	-5.44%
102	Far North Valley	11	10.00%	\$449,093	-9.49%	\$475,000	-2.05%
103	West River Valley	15	200.00%	\$662,373	-13.61%	\$455,000	-37.67%
110	Northwest Heights	209	-24.28%	\$354,078	11.11%	\$325,800	10.44%
111	Ladera Heights	194	-8.06%	\$268,729	20.66%	\$257,210	22.48%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	216	1.41%	\$288,649	13.32%	\$280,000	13.03%
121	Paradise East	126	-8.03%	\$337,629	18.52%	\$315,500	20.88%
130	Corrales	35	2.94%	\$719,176	31.35%	\$725,000	48.23%
140	Rio Rancho South	93	3.33%	\$353,533	12.42%	\$338,950	14.90%
141	Rio Rancho Southwest	0	-100.00%	\$0	-100.00%	\$0	-100.00%
150	Rio Rancho Mid	212	7.61%	\$307,129	19.52%	\$280,000	19.15%
151	Rio Rancho Mid-North	100	-0.99%	\$384,872	34.59%	\$342,500	31.78%
152	Rio Rancho Mid-West	13	-35.00%	\$235,615	20.15%	\$234,000	24.06%
160	Rio Rancho North	171	4.91%	\$360,393	21.50%	\$344,818	23.30%
161	Rio Rancho Central	125	4.17%	\$251,856	19.60%	\$252,500	20.24%
162	Rio Rancho Northwest	4	N/A	\$383,792	N/A	\$383,335	N/A
170	Bernalillo/Algodones	26	-16.13%	\$421,471	39.83%	\$363,800	21.27%
180	Placitas	42	-14.29%	\$576,452	13.32%	\$548,000	7.08%
210-293	East Mountain Area	189	-4.55%	\$411,485	73.10%	\$385,000	56.66%
690-760	Valencia County	250	-11.66%	\$269,560	40.78%	\$245,000	25.96%

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

3rd QTR 2021 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2020	Average Sale Price	Change from 3rd QTR 2020	Median Sale Price	Change from 3rd QTR 2020
210	Carnuel/Monticello	4	N/A	\$305,000	N/A	\$305,000	N/A
220	North of I-40	52	-7.14%	\$499,751	14.41%	\$498,500	16.62%
230	South of I-40	16	-30.43%	\$452,275	28.13%	\$409,000	30.25%
231	Manzano Mountain	4	100.00%	\$372,250	182.54%	\$337,500	156.17%
240	Zuzax Tijeras	27	-34.15%	\$449,132	18.07%	\$417,000	14.25%
250	NW Edgewood	36	56.52%	\$420,649	31.77%	\$397,000	22.15%
260	South 217	11	-45.00%	\$257,455	-19.69%	\$240,000	-17.45%
270	NE Edgewood	12	0.00%	\$350,658	23.76%	\$357,000	50.95%
271	Stanley	4	100.00%	\$362,500	-4.48%	\$390,500	2.90%
280	SE Edgewood	3	-25.00%	\$370,667	44.09%	\$325,000	27.45%
290	North Moriarty	6	20.00%	\$282,750	19.46%	\$323,750	37.77%
291	South Moriarty	5	66.67%	\$182,880	91.83%	\$167,000	65.35%
292	Estancia McIntosh	6	100.00%	\$265,917	198.72%	\$267,000	235.85%
293	Mountainair	3	-25.00%	\$253,333	405.15%	\$85,000	185.71%
690	West Valencia County	0	-100.00%	\$0	-100.00%	\$0	-100.00%
700	Los Lunas	62	-7.46%	\$304,350	12.76%	\$294,500	20.70%
701	W Los Lunas	39	25.81%	\$278,086	12.81%	\$277,270	16.50%
710	Bosque/Peralta	11	-59.26%	\$374,318	21.89%	\$410,000	36.89%
711	East Los Lunas/Tome	15	-34.78%	\$399,801	51.26%	\$405,000	55.83%
720	Meadowlake/El Cerro	3	-50.00%	\$238,333	129.72%	\$225,000	103.16%
721	Las Maravillas	30	-33.33%	\$200,617	19.82%	\$195,000	16.77%
730	West Belen	0	-100.00%	\$0	-100.00%	\$0	-100.00%
740	Los Chavez	27	22.73%	\$278,917	20.54%	\$245,000	24.11%
741	Belen	31	40.91%	\$188,771	33.88%	\$179,500	32.72%
742	Jarales Bosque	0	-100.00%	\$0	-100.00%	\$0	-100.00%
750	Adelino	1	-75.00%	\$395,000	60.24%	\$395,000	56.75%
760	Rio Communities/Tierra Grande	31	0.00%	\$227,393	33.71%	\$211,000	26.73%



ALBUQUERQUE and Central Bernalillo County

West of Albuquerque

Scale
0 1 2 Miles

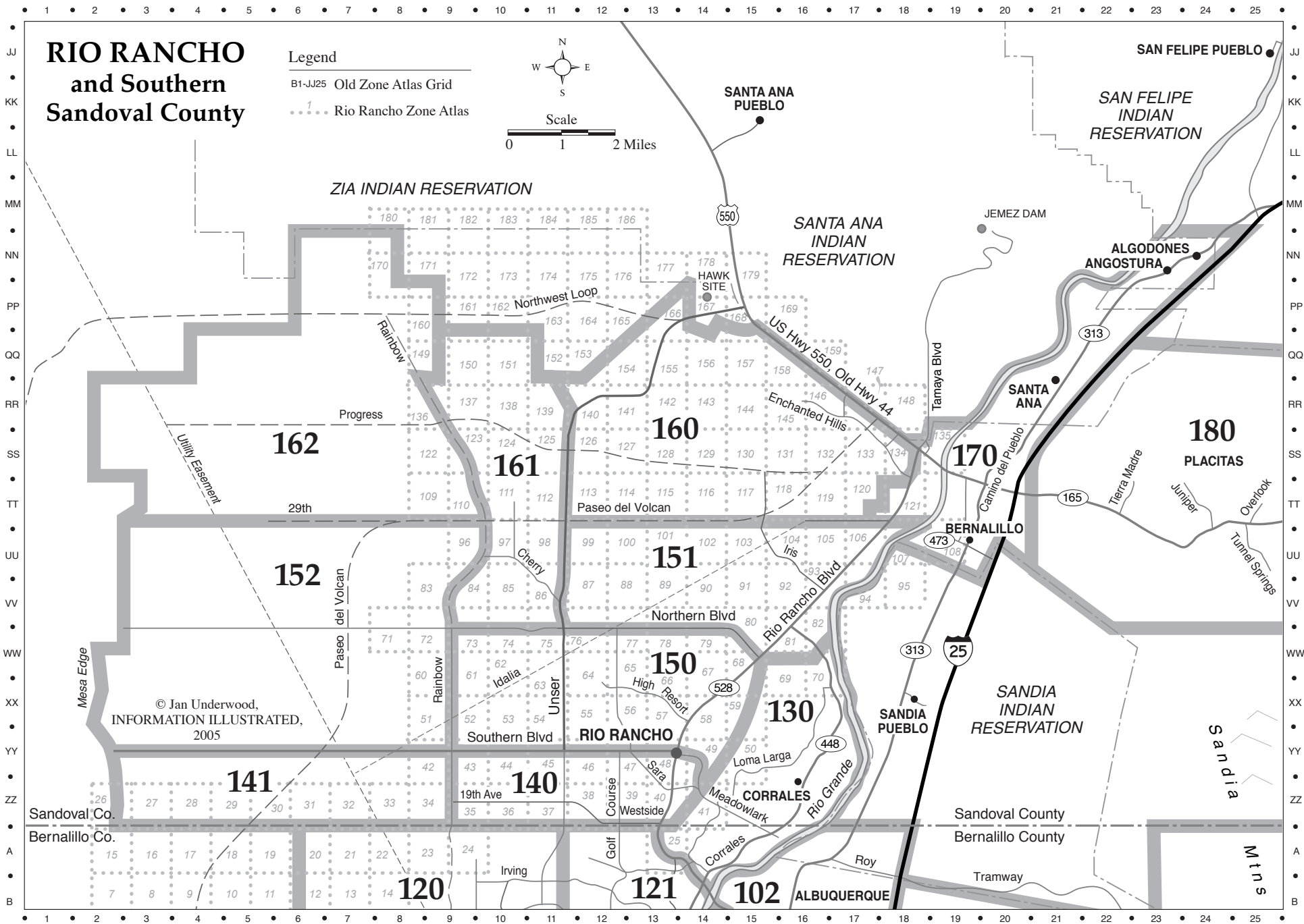
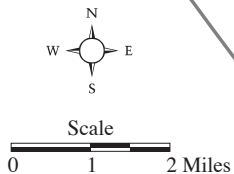


Scale
0 2 4 Miles

RIO RANCHO and Southern Sandoval County

Legend

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



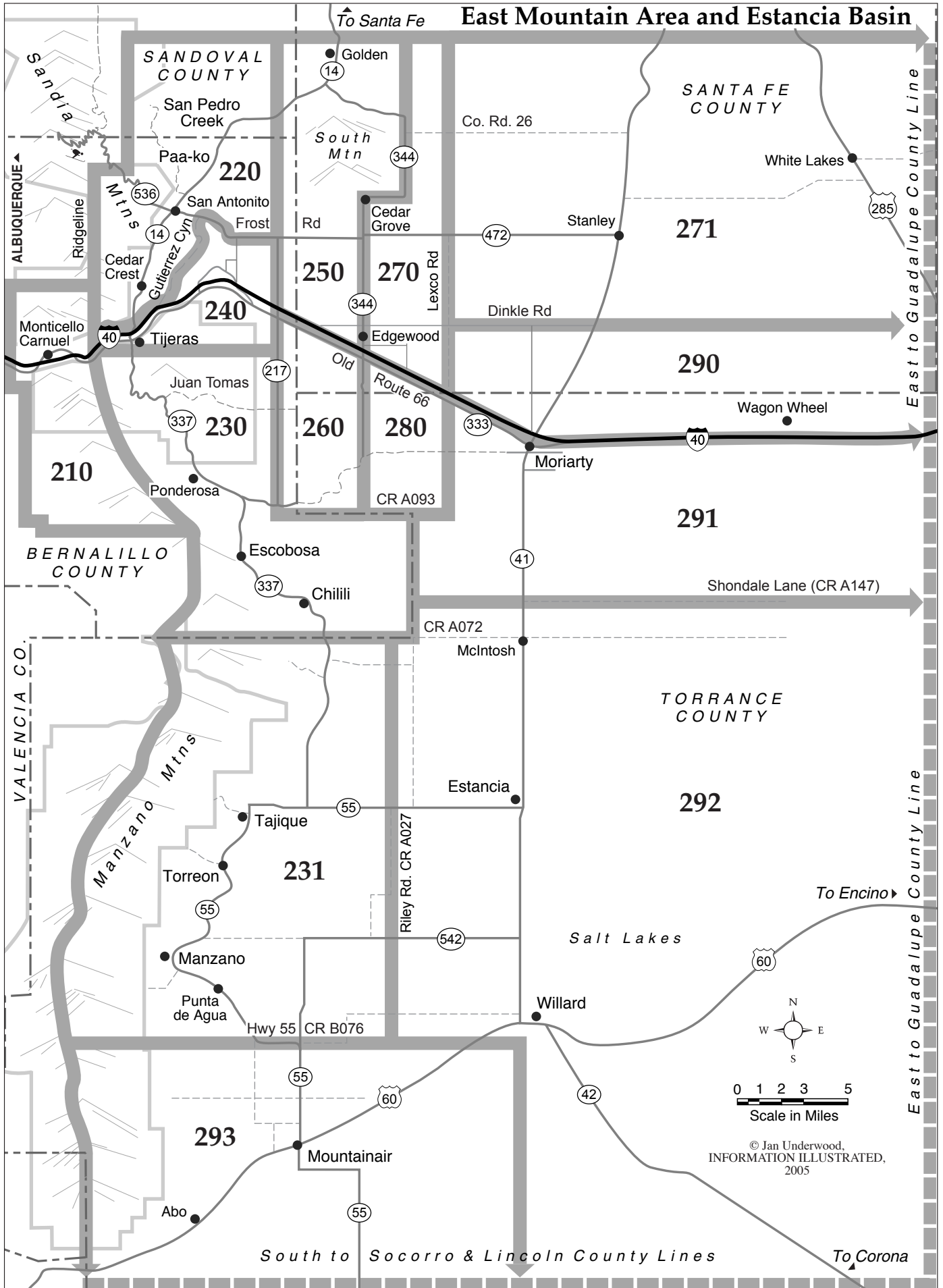
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Sandoval Co.
Bernalillo Co.

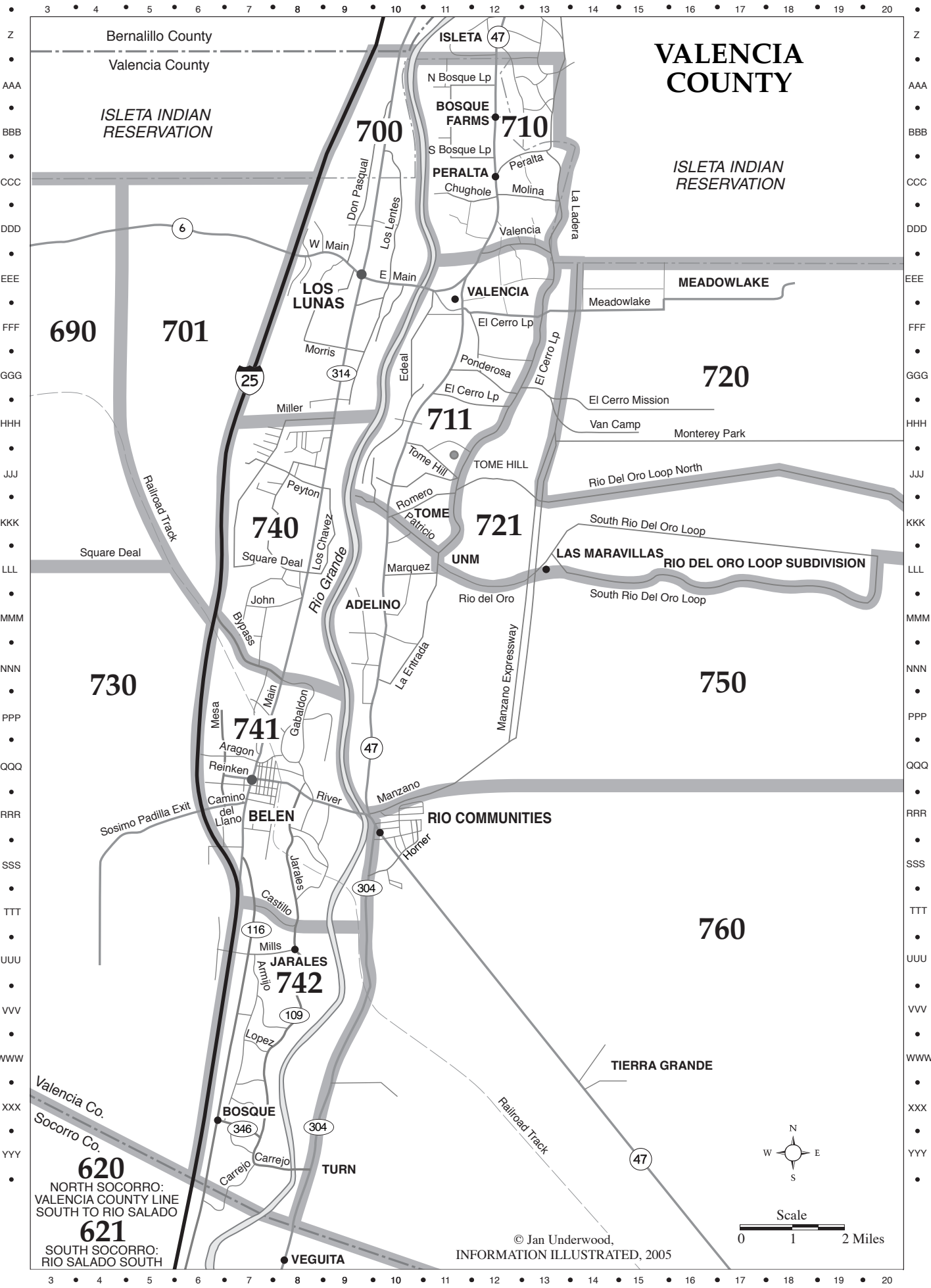
Sandoval County
Bernalillo County

Sandia
Mtns

East Mountain Area and Estancia Basin



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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

ADELINO

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

TIERRA GRANDE

VEGUITA

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