

# Quarterly market

## REPORT

3rd QUARTER 2022

### Quarterly Highlights

- The average sale price of single-family detached home in the 3rd Quarter 2022 was \$376,905 a 9.32% increase from 3rd Quarter 2021.
- Single-family detached home sales decreased 23.17% from 3rd Quarter 2021 to 2,871.

New Listings	Closed Sales	Average Sale \$
Detached: 3,579 Attached: 351	Detached: 2,871 Attached: 300	Detached: \$376,905 Attached: \$250,380
3rd QTR 2021 Detached: 4,378 Attached: 493	3rd QTR 2021 Detached: 3,737 Attached: 493	3rd QTR 2021 Detached: \$344,775 Attached: \$221,753
% Change (Detached) <b>-18.25%</b>	% Change (Detached) <b>-23.17%</b>	% Change (Detached) <b>+9.32%</b>



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### Contact

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# 3rd QTR 2022 & 2021 RECAP for Greater Albuquerque Areas

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

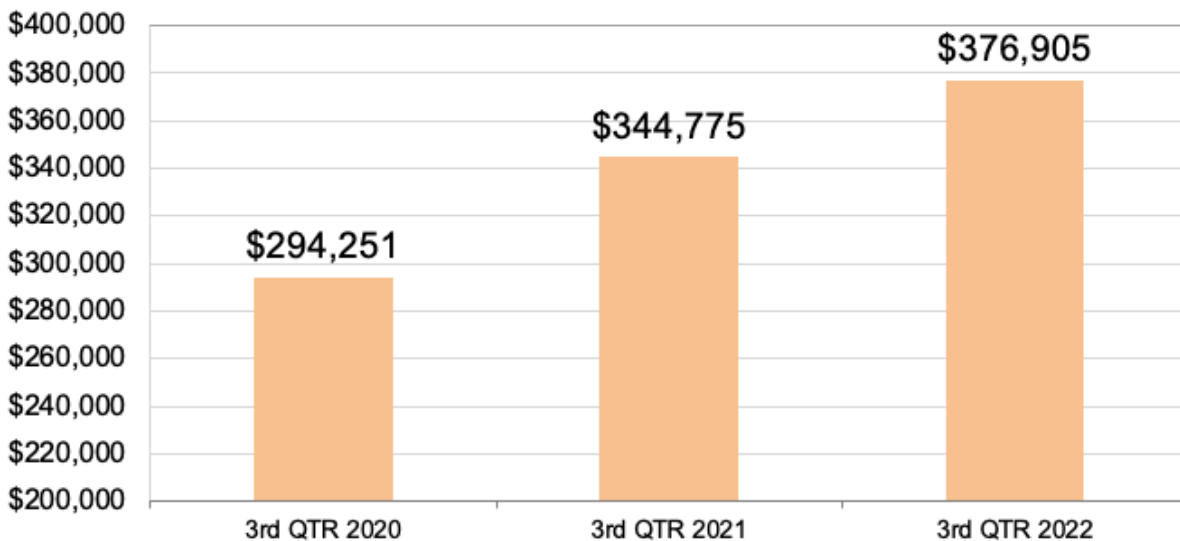
Class R1	2022	2021	% of Change
Average Sale Price:	\$376,905	\$344,775	9.32%
Median Sale Price:	\$335,000	\$298,000	12.42%
Total Sold & Closed:	2,871	3,737	-23.17%
Total Dollar Volume*:	\$1,082.0	\$1,288.4	-16.02%
New Listings:	3,579	4,378	-18.25%
Days on Market:	15	12	25.00%

Class R2	2022	2021	% of Change
Average Sale Price:	\$250,380	\$221,753	12.91%
Median Sale Price:	\$243,770	\$215,000	13.38%
Total Sold & Closed:	300	431	-30.39%
Total Dollar Volume*:	\$75.1	\$95.6	-21.44%
New Listings:	351	493	-28.80%
Days on Market:	8	25	-68.00%

The numbers above reflect the time periods between July 1st and September 30th 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.

## 3rd 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:	\$327,596	\$342,648	-4.39%
Median Sale Price:	\$327,950	\$292,500	12.12%
Total Sold & Closed:	1,858	2,477	-24.99%
Total Dollar Volume*:	\$692.2	\$848.7	-18.44%
New Listings:	2,268	2,816	-19.46%
Days on Market:	13	10	30.00%

Class R2	2022	2021	% of Change
Average Sale Price:	\$251,298	\$227,682	10.37%
Median Sale Price:	\$245,000	\$220,000	11.36%
Total Sold & Closed:	272	388	-29.90%
Total Dollar Volume*:	\$68.3	\$88.3	-22.65%
New Listings:	313	440	-28.86%
Days on Market:	9	11	-18.18%

The numbers above reflect the time periods between August 1st and September 30th of 2021 and 2022.

\*Total Dollar Volume (millions)

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## 3rd 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:	\$374,608	\$326,162	14.85%
Median Sale Price:	\$340,500	\$299,450	13.71%
Total Sold & Closed:	568	718	-20.89%
Total Dollar Volume*:	\$212.7	\$234.2	-9.18%
New Listings:	700	819	-14.53%
Days on Market:	13	10	30.00%

Class R2	2022	2021	% of Change
Average Sale Price:	\$260,823	\$168,876	54.45%
Median Sale Price:	\$270,000	\$137,500	96.36%
Total Sold & Closed:	19	21	-9.52%
Total Dollar Volume*:	\$4.9	\$3.5	40.00%
New Listings:	25	30	-16.67%
Days on Market:	4	9	-55.56%

The numbers above reflect the time periods between August 1st and September 30th of 2021 and

\*Total Dollar Volume (millions)

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## 3rd 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:	\$374,608	\$326,162	14.85%
Median Sale Price:	\$340,500	\$299,450	13.71%
Total Sold & Closed:	568	718	-20.89%
Total Dollar Volume*:	\$212.7	\$234.2	-9.18%
New Listings:	700	819	-14.53%
Days on Market:	13	10	30.00%

## 3rd 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:	\$260,823	\$168,876	54.45%
Median Sale Price:	\$270,000	\$137,500	96.36%
Total Sold & Closed:	19	21	-9.52%
Total Dollar Volume*:	\$4.9	\$3.5	40.00%
New Listings:	25	30	-16.67%
Days on Market:	4	9	-55.56%

The numbers above reflect the time periods between August 1st and September 30th of 2021 and 2022.

\*Total Dollar Volume (millions)

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## 3rd QTR 2022 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2021	Average Sale Price	Change from 3rd QTR 2021	Median Sale Price	Change from 3rd QTR 2021
10	Sandia Heights	20	-31.03%	\$684,325	1.98%	\$659,500	1.31%
20	North Albuquerque Acres	23	-51.06%	\$802,248	1.65%	\$790,000	6.63%
21	Albuquerque Acres West	59	-10.61%	\$548,192	13.38%	\$500,000	20.48%
30	Far NE Heights	108	-34.15%	\$468,414	6.74%	\$421,000	11.52%
31	Foothills North	29	-21.62%	\$842,293	19.52%	\$715,000	21.19%
32	Academy West	45	-27.42%	\$376,911	5.54%	\$353,000	6.97%
40	UNM	53	-41.76%	\$406,565	9.87%	\$380,000	8.11%
41	Uptown	91	-30.00%	\$278,274	2.20%	\$262,000	0.77%
42	UNM South	52	-7.14%	\$407,471	40.67%	\$375,000	35.18%
50	NE Heights	206	-23.42%	\$287,641	9.55%	\$279,500	11.80%
51	Foothills South	46	-16.36%	\$442,397	4.74%	\$420,000	5.00%
60	Four Hills	23	-39.47%	\$460,696	10.48%	\$425,000	8.56%
70	Fairgrounds	38	-26.92%	\$255,863	10.07%	\$257,250	9.70%
71	Southeast Heights	59	-47.32%	\$334,629	3.81%	\$355,000	6.96%
72	Mesa Del Sol	7	-61.11%	\$388,368	10.06%	\$370,263	8.97%
80	Downtown	42	-23.64%	\$385,320	9.10%	\$363,800	25.23%
90	Near South Valley	57	23.91%	\$239,828	21.02%	\$224,900	21.24%
91	Valley Farms	23	-17.86%	\$302,355	-8.54%	\$280,000	-5.88%
92	Southwest Heights	206	1.98%	\$266,385	18.82%	\$261,500	18.86%
93	Pajarito	2	0.00%	\$302,500	14.47%	\$302,500	14.47%
100	North Valley	46	-38.67%	\$536,869	10.25%	\$402,500	8.78%
101	Near North Valley	65	-9.72%	\$370,814	8.88%	\$315,000	25.75%
102	Far North Valley	4	-63.64%	\$535,625	19.27%	\$387,500	-18.42%
103	West River Valley	6	-60.00%	\$683,167	3.14%	\$575,000	26.37%
110	Northwest Heights	199	-4.78%	\$413,954	16.91%	\$385,000	18.17%
111	Ladera Heights	126	-35.05%	\$296,353	10.28%	\$275,000	6.92%
112	Canonicito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	137	-36.57%	\$335,638	16.28%	\$330,000	17.86%
121	Paradise East	87	-30.95%	\$375,405	11.19%	\$370,000	17.27%
130	Corrales	32	-8.57%	\$756,469	5.19%	\$727,500	0.34%
140	Rio Rancho South	71	-23.66%	\$415,061	17.40%	\$384,000	13.29%
141	Rio Rancho Southwest	2	N/A	\$232,500	N/A	\$232,500	N/A
150	Rio Rancho Mid	183	-13.68%	\$367,870	19.78%	\$322,000	15.00%
151	Rio Rancho Mid-North	73	-27.00%	\$423,798	10.11%	\$400,000	16.79%
152	Rio Rancho Mid-West	13	0.00%	\$277,191	17.65%	\$281,000	20.09%
160	Rio Rancho North	126	-26.32%	\$420,451	16.66%	\$398,050	15.44%
161	Rio Rancho Central	100	-20.00%	\$280,052	11.20%	\$269,500	6.73%
162	Rio Rancho Northwest	0	-100.00%	\$0	-100.00%	\$0	-100.00%
170	Bernalillo/Algodones	32	23.08%	\$485,499	15.19%	\$400,000	9.95%
180	Placitas	15	-64.29%	\$605,433	5.03%	\$600,000	9.49%
210-293	East Mountain Area	150	-20.63%	\$408,684	-0.68%	\$400,500	4.03%
690-760	Valencia County	211	-15.60%	\$310,310	15.12%	\$287,500	17.35%

## 3rd 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	1	-75.00%	\$435,000	42.62%	\$435,000	42.62%
220	North of I-40	30	-42.31%	\$543,003	8.65%	\$486,000	-2.51%
230	South of I-40	19	18.75%	\$361,250	-20.13%	\$360,246	-11.92%
231	Manzano Mountain	0	-100.00%	\$0	-100.00%	\$0	-100.00%
240	Zuzax Tijeras	26	-3.70%	\$480,419	6.97%	\$440,000	5.52%
250	NW Edgewood	30	-16.67%	\$412,633	-1.91%	\$412,500	3.90%
260	South 217	6	-45.45%	\$384,833	49.48%	\$404,000	68.33%
270	NE Edgewood	15	25.00%	\$375,960	7.22%	\$367,500	2.94%
271	Stanley	4	0.00%	\$369,000	1.79%	\$370,500	-5.12%
280	SE Edgewood	5	66.67%	\$286,000	-22.84%	\$275,000	-15.38%
290	North Moriarty	1	-83.33%	\$265,500	-6.10%	\$265,500	-17.99%
291	South Moriarty	8	60.00%	\$164,000	-10.32%	\$172,000	2.99%
292	Estancia McIntosh	3	-50.00%	\$45,000	-83.08%	\$23,000	-91.39%
293	Mountainair	7	133.33%	\$243,857	-3.74%	\$140,000	64.71%
690	West Valencia County	1	N/A	\$75,000	N/A	\$75,000	N/A
700	Los Lunas	58	-6.45%	\$323,689	6.35%	\$321,000	9.00%
701	W Los Lunas	36	-7.69%	\$329,803	18.60%	\$323,600	16.71%
710	Bosque/Peralta	18	63.64%	\$440,801	17.76%	\$392,855	-4.18%
711	East Los Lunas/Tome	10	-33.33%	\$478,090	19.58%	\$447,000	10.37%
720	Meadowlake/El Cerro	1	-66.67%	\$219,000	-8.11%	\$219,000	-2.67%
721	Las Maravillas	26	-13.33%	\$249,151	24.19%	\$249,000	27.69%
730	West Belen	8	N/A	\$288,650	N/A	\$275,900	N/A
740	Los Chavez	8	-70.37%	\$269,562	-3.35%	\$273,450	11.61%
741	Belen	24	-22.58%	\$230,459	22.08%	\$182,000	1.39%
742	Jarales Bosque	3	N/A	\$439,667	N/A	\$425,000	N/A
750	Adelino	1	0.00%	\$389,000	-1.52%	\$389,000	-1.52%
760	Rio Communities/Tierra Grande	17	-45.16%	\$213,921	-5.92%	\$219,900	4.22%

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