

Quarterly market

REPORT

3rd QTR 2015

Quarterly Highlights

- Sales of single-family detached homes rose 22.07% from 3rd Quarter 2014.
- The median sale price for detached homes was \$185,000, a 0.54 % increase from the same time last year.

New Listings	Closed Sales	Average Sale \$
Detached: 4,354 Attached: 417	Detached: 2,886 Attached: 291	Detached: \$220,928 Attached: \$144,714
3rd QTR 2014 Detached: 4,394 Attached: 412	3rd QTR 2014 Detached: 2,387 Attached: 223	3rd QTR 2014 Detached: \$218,831 Attached: \$143,818
% Change (Detached) -0.91%	% Change (Detached) +20.90%	% Change (Detached) +0.96%



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3rd QTR 2015 & 2014 RECAP for Greater Albuquerque Areas

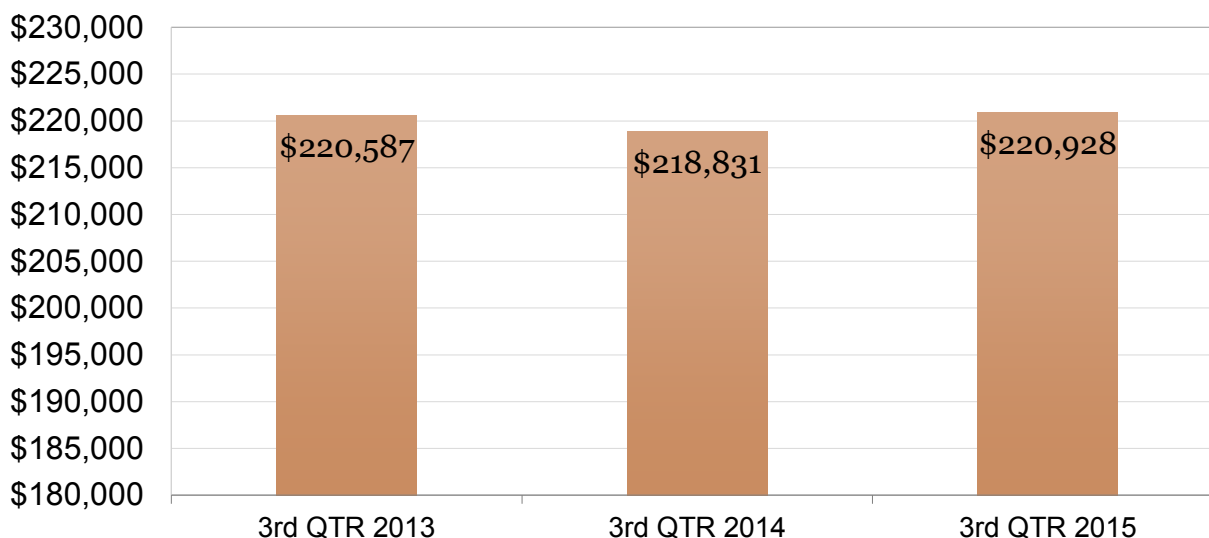
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2015	2014	% of Change
Average Sale Price:	\$220,928	\$218,831	0.96%
Median Sale Price:	\$185,000	\$184,000	0.54%
Total Sold & Closed:	2,886	2,387	20.90%
Total Dollar Volume*:	\$637.6	\$522.3	22.07%
New Listings:	4,354	4,394	-0.91%
Days on Market:	58	63	-7.94%

Class R2	2015	2014	% of Change
Average Sale Price:	\$144,714	\$143,818	0.62%
Median Sale Price:	\$139,950	\$137,000	2.15%
Total Sold & Closed:	291	223	30.49%
Total Dollar Volume*:	\$42.1	\$32.1	31.19%
New Listings:	417	412	1.21%
Days on Market:	64	66	-3.03%

The numbers above reflect the time period between July 1 and Sept. 30 of 2014 and 2015.

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 2015 & 2014 RECAP for Albuquerque (Areas 10-121)

Class R1	2015	2014	% of Change
Average Sale Price:	\$225,506	\$223,529	0.88%
Median Sale Price:	\$187,000	\$185,000	1.08%
Total Sold & Closed:	1,968	1,616	21.78%
Total Dollar Volume*:	\$443.8	\$361.2	22.87%
New Listings:	2,932	2,860	2.52%
Days on Market:	49	58	-15.52%

Class R2	2015	2014	% of Change
Average Sale Price:	\$151,000	\$148,936	1.39%
Median Sale Price:	\$146,500	\$142,500	2.81%
Total Sold & Closed:	244	195	25.13%
Total Dollar Volume*:	\$36.8	\$29.0	27.05%
New Listings:	362	359	0.84%
Days on Market:	54	65	-16.92%

3rd QTR 2015 & 2014 RECAP for Rio Rancho (Areas 140-162)

Class R1	2015	2014	% of Change
Average Sale Price:	\$187,479	\$183,394	2.23%
Median Sale Price:	\$168,500	\$162,500	3.69%
Total Sold & Closed:	503	420	19.76%
Total Dollar Volume*:	\$94.3	\$77.0	22.47%
New Listings:	719	777	-7.46%
Days on Market:	62	63	-1.59%

Class R2	2015	2014	% of Change
Average Sale Price:	\$107,827	\$112,947	-4.53%
Median Sale Price:	\$80,000	\$122,500	-34.69%
Total Sold & Closed:	32	19	68.42%
Total Dollar Volume*:	\$3.5	\$2.1	64.29%
New Listings:	35	40	-12.50%
Days on Market:	97	71	36.62%

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

3rd QTR 2015 & 2014 RECAP for East Mountains (Areas 210-293)

Class R1	2015	2014	% of Change
Average Sale Price:	\$245,341	\$225,408	8.84%
Median Sale Price:	\$228,000	\$206,000	10.68%
Total Sold & Closed:	159	119	33.61%
Total Dollar Volume*:	\$39.0	\$26.8	45.56%
New Listings:	230	257	-10.51%
Days on Market:	102	107	-4.67%

3rd QTR 2015 & 2014 RECAP for Valencia County (Areas 690-760)

Class R1	2015	2014	% of Change
Average Sale Price:	\$160,661	\$153,131	4.92%
Median Sale Price:	\$129,007	\$121,250	6.40%
Total Sold & Closed:	163	136	19.85%
Total Dollar Volume*:	\$26.2	\$20.8	25.90%
New Listings:	303	297	2.02%
Days on Market:	87	77	12.99%

The numbers above reflect the time period between July 1 and Sept. 30 of 2014 and 2015.

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

3rd QTR 2015 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2014	Average Sale Price	Change from 3rd QTR 2014	Median Sale Price	Change from 3rd QTR 2014
10	Sandia Heights	24	20.00%	\$409,121	1.98%	\$399,000	5.15%
20	North Albuquerque Acres	31	-11.43%	\$574,566	6.17%	\$590,000	14.56%
21	Albuquerque Acres West	54	-14.29%	\$384,754	5.19%	\$356,750	4.01%
30	Far NE Heights	136	12.40%	\$287,217	-0.56%	\$265,950	2.33%
31	Foothills North	36	24.14%	\$552,672	4.55%	\$440,000	2.92%
32	Academy West	60	33.33%	\$231,022	5.14%	\$208,450	-3.05%
40	UNM	66	43.48%	\$274,561	-1.14%	\$263,125	6.31%
41	Uptown	87	7.41%	\$177,859	6.04%	\$169,900	9.61%
42	UNM South	54	28.57%	\$226,863	0.98%	\$204,500	-5.98%
50	NE Heights	213	16.39%	\$168,211	3.55%	\$163,000	5.16%
51	Foothills South	50	21.95%	\$315,300	16.79%	\$297,500	11.42%
60	Four Hills	25	25.00%	\$336,140	16.95%	\$318,000	17.78%
70	Fairgrounds	35	45.83%	\$142,226	-2.89%	\$136,500	-8.05%
71	Southeast Heights	41	-10.87%	\$191,096	5.89%	\$192,500	12.57%
72	Mesa Del Sol	5	N/A	\$250,646	N/A	\$225,000	N/A
80	Downtown	37	2.78%	\$210,759	-20.85%	\$181,700	0.36%
90	Near South Valley	39	5.41%	\$114,804	-1.69%	\$120,474	4.85%
91	Valley Farms	21	0.00%	\$164,690	-7.11%	\$145,000	-17.61%
92	Southwest Heights	217	29.94%	\$122,314	5.18%	\$124,900	6.97%
93	Pajarito	6	N/A	\$155,917	46.41%	\$160,500	51.38%
100	North Valley	68	25.93%	\$300,574	0.49%	\$253,500	4.75%
101	Near North Valley	70	4.48%	\$247,903	-11.47%	\$210,000	1.45%
102	Far North Valley	7	40.00%	\$223,000	7.94%	\$250,000	28.21%
103	West River Valley	17	240.00%	\$418,700	-9.88%	\$318,000	2.58%
110	Northwest Heights	178	50.85%	\$231,892	8.40%	\$210,000	10.53%
111	Ladera Heights	126	24.75%	\$153,467	1.12%	\$154,500	3.00%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	162	33.88%	\$182,260	1.85%	\$173,250	0.79%
121	Paradise East	103	32.05%	\$221,727	-4.42%	\$205,000	-6.71%
130	Corrales	35	-16.67%	\$442,069	-9.67%	\$409,900	-10.89%
140	Rio Rancho South	73	37.74%	\$223,111	2.53%	\$212,900	5.40%
141	Rio Rancho Southwest	1	N/A	\$66,000	N/A	\$66,000	N/A
150	Rio Rancho Mid	194	20.50%	\$176,887	-1.22%	\$163,000	2.19%
151	Rio Rancho Mid-North	61	12.96%	\$232,552	-0.69%	\$200,000	-9.60%
152	Rio Rancho Mid-West	31	416.67%	\$153,835	1.49%	\$159,900	-4.99%
160	Rio Rancho North	56	-6.67%	\$219,354	7.83%	\$212,130	8.81%
161	Rio Rancho Central	87	1.16%	\$142,465	12.37%	\$139,500	9.63%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	32	18.52%	\$291,905	15.01%	\$271,500	13.14%
180	Placitas	26	-3.70%	\$366,918	9.55%	\$381,232	8.92%
210-293	East Mountain Area	159	33.61%	\$245,341	8.84%	\$228,000	10.68%
690-760	Valencia County	163	19.85%	\$160,661	4.92%	\$129,007	6.40%

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

2015 3rd QTR Sales

120
Sales: 162
Avg: \$182,260
Med: \$173,250

121
Sales: 103
Avg: \$221,727
Med: \$205,000

130
Sales: 35
Avg: \$442,069
Med: \$409,900

102
Sales: 7
Avg: \$223,000
Med: \$250,000

21
Sales: 54
Avg: \$384,754
Med: \$356,750

20
Sales: 31
Avg: \$574,566
Med: \$590,000

10
Sales: 24
Avg: \$409,121
Med: \$399,000

103
Sales: 17
Avg: \$418,700
Med: \$318,000

100
Sales: 68
Avg: \$300,574
Med: \$253,500

32
Sales: 60
Avg: \$231,022
Med: \$205,450

30
Sales: 136
Avg: \$287,217
Med: \$265,950

31
Sales: 36
Avg: \$552,672
Med: \$440,000

110
Sales: 178
Avg: \$231,892
Med: \$210,000

101
Sales: 70
Avg: \$247,903
Med: \$210,000

41
Sales: 87
Avg: \$177,859
Med: \$169,900

50
Sales: 213
Avg: \$168,211
Med: \$163,000

51
Sales: 50
Avg: \$315,300
Med: \$297,500

111
Sales: 126
Avg: \$153,467
Med: \$154,500

80
Sales: 37
Avg: \$210,759
Med: \$181,700

40
Sales: 66
Avg: \$274,561
Med: \$263,125

70
Sales: 35
Avg: \$142,226
Med: \$136,500

51
Sales: 50
Avg: \$315,300
Med: \$297,500

92
Sales: 217
Avg: \$122,314
Med: \$124,900

90
Sales: 39
Avg: \$114,804
Med: \$120,474

42
Sales: 54
Avg: \$226,863
Med: \$204,500

71
Sales: 41
Avg: \$191,096
Med: \$192,500

60
Sales: 25
Avg: \$336,140
Med: \$318,000

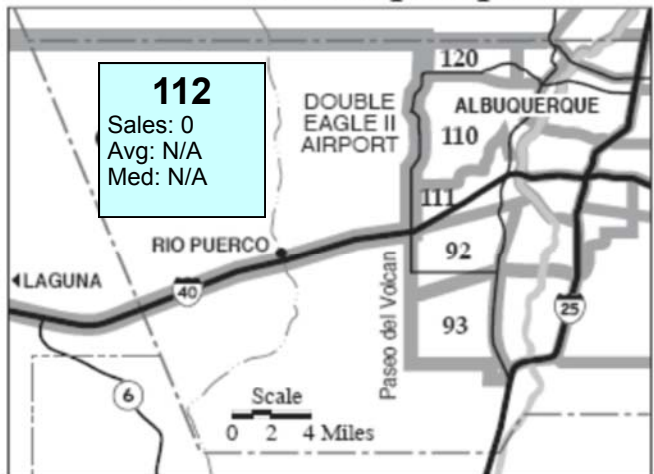
72
Sales: 5
Avg: \$250,646
Med: \$225,000

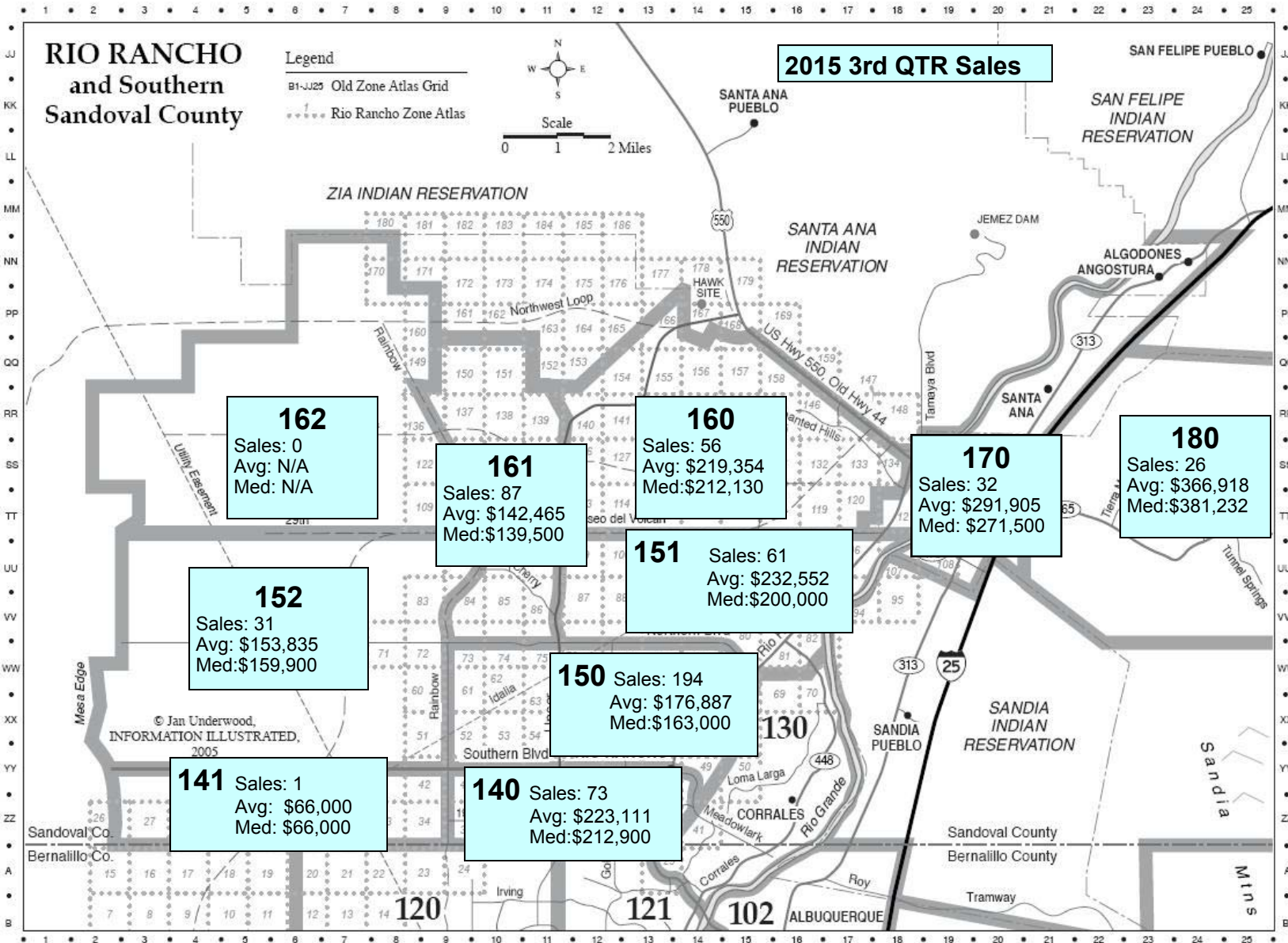
93
Sales: 6
Avg: \$155,817
Med: \$160,500

91
Sales: 21
Avg: \$164,690
Med: \$145,000

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

Scale
0 1 2 Miles





East Mountain Area and Estancia Basin

2015 3rd QTR Sales

220
Sales: 38
Avg: \$310,117
Med: \$279,250

240
Sales: 28
Avg: \$305,373
Med: \$280,000

230
Sales: 13
Avg: \$217,833
Med: \$200,000

250
Sales: 27
Avg: \$229,549
Med: \$215,000

260
Sales: 12
Avg: \$183,372
Med: \$190,000

270 Sales: 15
Avg: \$225,360
Med: \$220,000

280 Sales: 3
Avg: \$184,833
Med: \$179,000

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

290
Sales: 3
Avg: \$198,333
Med: \$219,000

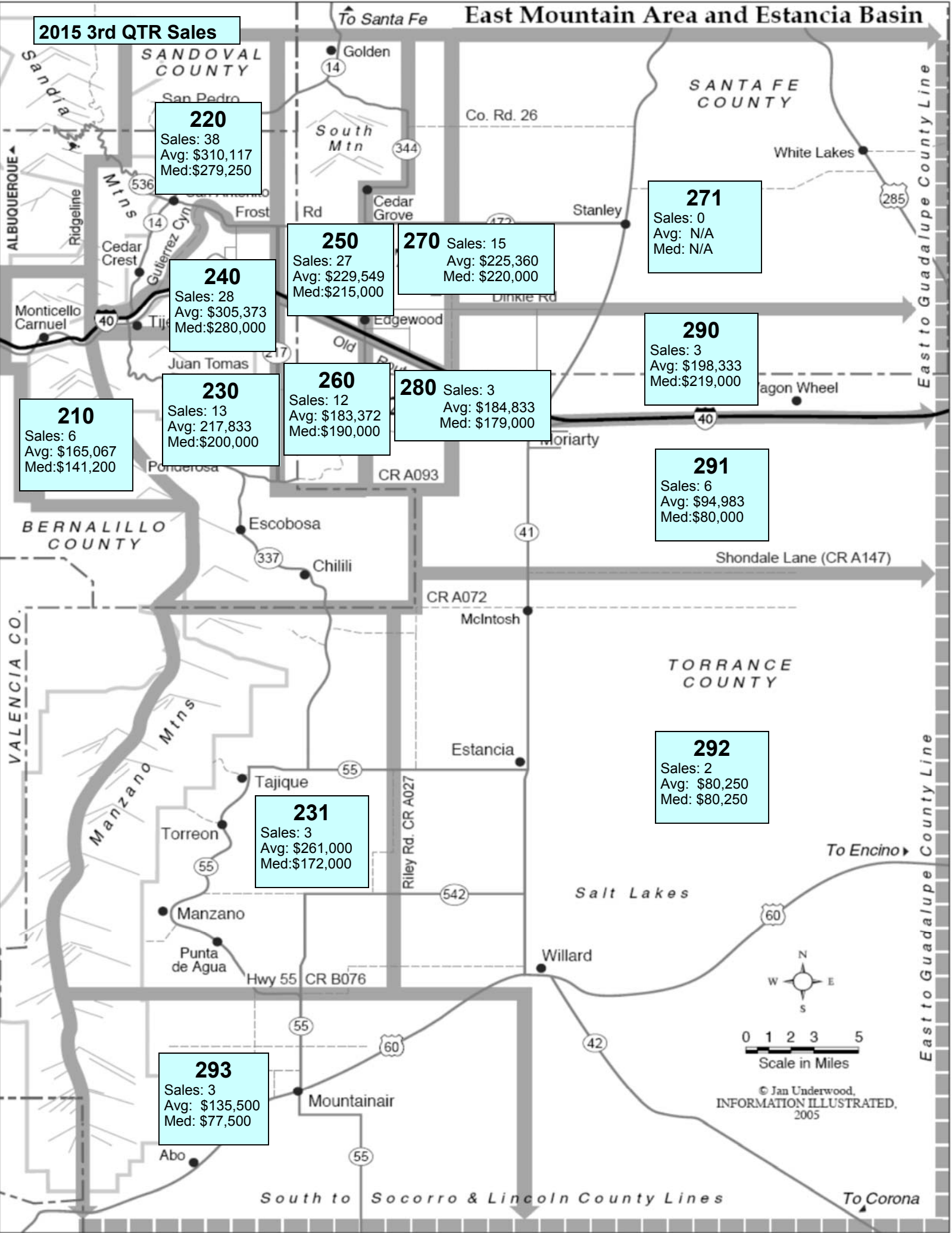
291
Sales: 6
Avg: \$94,983
Med: \$80,000

292
Sales: 2
Avg: \$80,250
Med: \$80,250

210
Sales: 6
Avg: \$165,067
Med: \$141,200

231
Sales: 3
Avg: \$261,000
Med: \$172,000

293
Sales: 3
Avg: \$135,500
Med: \$77,500



2015 3rd QTR Sales

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 35
Avg: \$188,341
Med: \$175,000

710
Sales: 13
Avg: \$307,019
Med: \$250,000

701
Sales: 27
Avg: \$149,102
Med: \$147,000

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

711
Sales: 18
Avg: \$241,593
Med: \$217,450

720
Sales: 1
Avg: \$40,000
Med: \$40,000

740
Sales: 8
Avg: \$148,374
Med: \$176,500

721
Sales: 22
Avg: \$102,135
Med: \$104,500

730
Sales: 2
Avg: \$147,500
Med: \$147,500

741
Sales: 16
Avg: \$62,638
Med: \$64,950

750
Sales: 3
Avg: \$166,300
Med: \$157,900

742
Sales: 2
Avg: \$175,000
Med: \$175,000

760
Sales: 16
Avg: \$100,625
Med: \$101,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

