

# Quarterly market

## REPORT

4th QTR

### 2014 Quarterly Highlights

- The median sale price for single-family homes increased 1.16% from 4th QTR 2013.
- 4th Quarter 2014 saw a 3.74% increase in detached, single-family sales from 4th QTR 2013.

| New Listings                                     | Closed Sales                                     | Average Sale \$  |
|--|--|--|
| Detached: 3,122<br>Attached: 338                 | Detached: 2,052<br>Attached: 201                 | Detached: \$212,556<br>Attached: \$152,355                 |
| 4th QTR 2013<br>Detached: 3,243<br>Attached: 336 | 4th QTR 2013<br>Detached: 1,978<br>Attached: 176 | 4th QTR 2013<br>Detached: \$211,528<br>Attached: \$148,770 |
| % Change (Detached)<br><b>-3.73%</b>             | % Change (Detached)<br><b>+3.74%</b>             | % Change (Detached)<br><b>+0.49%</b>                       |



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### Contact

Paul Wilson, 2015 GAAR President

Phone 505-293-1224 Email [president@gaar.com](mailto:president@gaar.com)

## 4th QTR 2014 & 2013 RECAP for Greater Albuquerque Areas

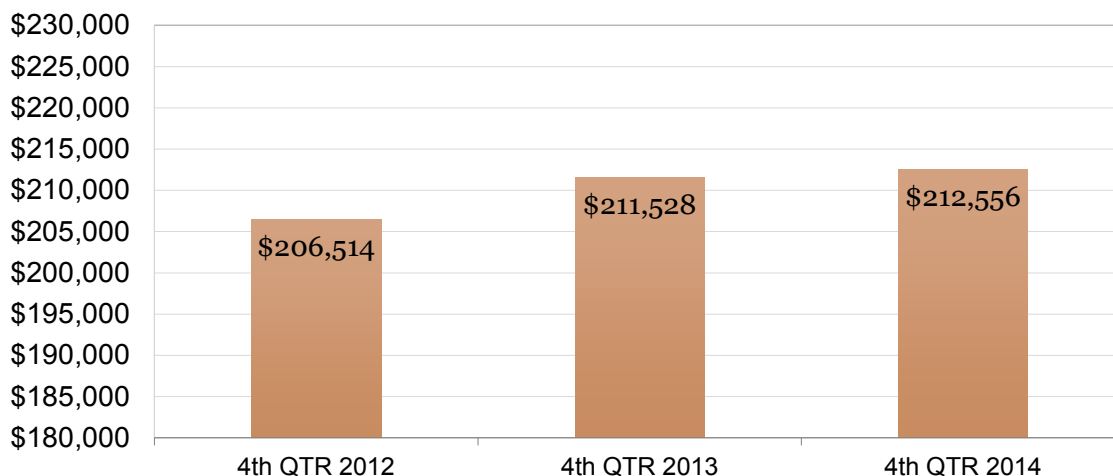
### Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

| Class R1              | 2014      | 2013      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$212,556 | \$211,528 | 0.49%       |
| Median Sale Price:    | \$175,000 | \$173,000 | 1.16%       |
| Total Sold & Closed:  | 2,052     | 1,978     | 3.74%       |
| Total Dollar Volume*: | \$436.2   | \$418.4   | 4.25%       |
| New Listings:         | 3,122     | 3,243     | -3.73%      |
| Days on Market:       | 68        | 70        | -2.86%      |

| Class R2              | 2014      | 2013      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$152,355 | \$148,770 | 2.41%       |
| Median Sale Price:    | \$139,000 | \$142,250 | -2.28%      |
| Total Sold & Closed:  | 201       | 176       | 14.20%      |
| Total Dollar Volume*: | \$30.6    | \$26.2    | 16.79%      |
| New Listings:         | 338       | 336       | 0.60%       |
| Days on Market:       | 67        | 63        | 6.35%       |

The numbers above reflect the time period between October 1 and December 31 of 2013 and 2014.

### 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.

## 4th QTR 2014 & 2013 RECAP for Albuquerque (Areas 10-121)

| Class R1              | 2014      | 2013      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$216,849 | \$213,258 | 1.68%       |
| Median Sale Price:    | \$179,000 | \$175,000 | 2.29%       |
| Total Sold & Closed:  | 1,389     | 1,296     | 7.18%       |
| Total Dollar Volume*: | \$301.2   | \$276.3   | 9.01%       |
| New Listings:         | 2,051     | 2,076     | -1.20%      |
| Days on Market:       | 61        | 64        | -4.69%      |

| Class R2              | 2014      | 2013      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$155,275 | \$153,353 | 1.25%       |
| Median Sale Price:    | \$142,450 | \$149,000 | -4.40%      |
| Total Sold & Closed:  | 184       | 156       | 17.95%      |
| Total Dollar Volume*: | \$28.6    | \$24.0    | 19.17%      |
| New Listings:         | 293       | 263       | 11.41%      |
| Days on Market:       | 61        | 62        | -1.61%      |

## 4th QTR 2014 & 2013 RECAP for Rio Rancho (Areas 140-162)

| Class R1              | 2014      | 2013      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$184,215 | \$182,631 | 0.87%       |
| Median Sale Price:    | \$167,000 | \$159,000 | 5.03%       |
| Total Sold & Closed:  | 349       | 371       | -5.93%      |
| Total Dollar Volume*: | \$64.3    | \$67.8    | -5.16%      |
| New Listings:         | 541       | 602       | -10.13%     |
| Days on Market:       | 66        | 69        | -4.35%      |

| Class R2              | 2014      | 2013      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$116,273 | \$121,513 | -4.31%      |
| Median Sale Price:    | \$132,000 | \$121,950 | 8.24%       |
| Total Sold & Closed:  | 15        | 14        | 7.14%       |
| Total Dollar Volume*: | \$1.7     | \$1.7     | 0.00%       |
| New Listings:         | 31        | 33        | -6.06%      |
| Days on Market:       | 137       | 64        | 114.06%     |

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

## 4th QTR 2014 & 2013 RECAP for East Mountains (Areas 210-293)

| Class R1              | 2014      | 2013      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$213,864 | \$226,509 | -5.58%      |
| Median Sale Price:    | \$185,000 | \$204,000 | -9.31%      |
| Total Sold & Closed:  | 105       | 88        | 19.32%      |
| Total Dollar Volume*: | \$22.5    | \$20.0    | 12.50%      |
| New Listings:         | 182       | 173       | 5.20%       |
| Days on Market:       | 104       | 99        | 5.05%       |

## 4th QTR 2014 & 2013 RECAP for Valencia County (Areas 690-760)

| Class R1              | 2014      | 2013      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$137,310 | \$144,005 | -4.65%      |
| Median Sale Price:    | \$120,000 | \$124,900 | -3.92%      |
| Total Sold & Closed:  | 124       | 147       | -15.65%     |
| Total Dollar Volume*: | \$17.0    | \$21.2    | -19.81%     |
| New Listings:         | 221       | 246       | -10.16%     |
| Days on Market:       | 95        | 84        | 13.10%      |

*The numbers above reflect the time period between October 1 and December 31 of 2013 and 2014.*

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## 4th QTR 2014 Area Summary for single-family home sales

|         |                         | Sales | Change from 4th QTR 2013 | Average Sale Price | Change from 4th QTR 2013 | Median Sale Price | Change from 4th QTR 2013 |
|---------|-------------------------|-------|--------------------------|--------------------|--------------------------|-------------------|--------------------------|
| 10      | Sandia Heights          | 21    | 40.00%                   | \$379,771          | 0.68%                    | \$350,000         | 2.97%                    |
| 20      | North Albuquerque Acres | 21    | -4.55%                   | \$576,524          | -1.72%                   | \$502,000         | -14.37%                  |
| 21      | Albuquerque Acres West  | 31    | -26.19%                  | \$321,801          | -7.32%                   | \$322,000         | 0.08%                    |
| 30      | Far NE Heights          | 106   | 29.27%                   | \$297,799          | 8.69%                    | \$284,000         | 21.63%                   |
| 31      | Foothills North         | 36    | 63.64%                   | \$519,346          | 2.51%                    | \$473,750         | 14.85%                   |
| 32      | Academy West            | 41    | 10.81%                   | \$215,882          | 6.88%                    | \$194,000         | -2.51%                   |
| 40      | UNM                     | 45    | 0.00%                    | \$289,607          | 8.73%                    | \$255,000         | 0.20%                    |
| 41      | Uptown                  | 71    | -1.39%                   | \$161,673          | -0.32%                   | \$156,500         | 4.37%                    |
| 42      | UNM South               | 41    | 7.89%                    | \$268,671          | 27.84%                   | \$249,000         | 37.00%                   |
| 50      | NE Heights              | 155   | 18.32%                   | \$156,013          | -0.72%                   | \$149,900         | 1.28%                    |
| 51      | Foothills South         | 44    | 62.96%                   | \$264,291          | -3.14%                   | \$254,250         | -2.21%                   |
| 60      | Four Hills              | 14    | 7.69%                    | \$299,964          | -3.30%                   | \$291,250         | -7.54%                   |
| 70      | Fairgrounds             | 22    | -15.38%                  | \$156,356          | -2.26%                   | \$148,000         | -0.97%                   |
| 71      | Southeast Heights       | 41    | 36.67%                   | \$173,185          | -11.95%                  | \$166,000         | -15.95%                  |
| 72      | Mesa Del Sol            | 2     | N/A                      | \$366,866          | N/A                      | \$366,866         | N/A                      |
| 80      | Downtown                | 27    | 0.00%                    | \$185,352          | -24.74%                  | \$185,000         | 10.78%                   |
| 90      | Near South Valley       | 23    | -20.69%                  | \$130,061          | 36.44%                   | \$111,900         | 24.33%                   |
| 91      | Valley Farms            | 25    | 38.89%                   | \$149,163          | -20.62%                  | \$148,000         | -12.56%                  |
| 92      | Southwest Heights       | 140   | -17.16%                  | \$118,815          | 5.59%                    | \$119,000         | 3.48%                    |
| 93      | Pajarito                | 6     | 50.00%                   | \$136,400          | 7.61%                    | \$142,750         | 11.09%                   |
| 100     | North Valley            | 37    | 0.00%                    | \$272,233          | -21.79%                  | \$240,000         | -10.78%                  |
| 101     | Near North Valley       | 60    | 30.43%                   | \$218,640          | -19.91%                  | \$152,000         | -29.30%                  |
| 102     | Far North Valley        | 8     | 33.33%                   | \$328,840          | 47.56%                   | \$351,112         | 70.44%                   |
| 103     | West River Valley       | 6     | 0.00%                    | \$354,333          | -31.00%                  | \$261,750         | -31.12%                  |
| 110     | Northwest Heights       | 110   | 12.24%                   | \$221,097          | 3.97%                    | \$200,000         | 2.56%                    |
| 111     | Ladera Heights          | 85    | -6.59%                   | \$151,836          | -0.53%                   | \$137,000         | -5.52%                   |
| 112     | Canoncito               | 0     | N/A                      | \$0                | N/A                      | \$0               | N/A                      |
| 120     | Paradise West           | 88    | -4.35%                   | \$171,758          | -3.75%                   | \$168,750         | -2.60%                   |
| 121     | Paradise East           | 83    | 18.57%                   | \$189,800          | -10.59%                  | \$179,000         | -10.39%                  |
| 130     | Corrales                | 35    | 6.06%                    | \$425,691          | -31.57%                  | \$395,000         | -22.01%                  |
| 140     | Rio Rancho South        | 47    | -27.69%                  | \$227,984          | 6.24%                    | \$218,000         | 11.22%                   |
| 141     | Rio Rancho Southwest    | 2     | N/A                      | \$156,750          | N/A                      | \$156,750         | N/A                      |
| 150     | Rio Rancho Mid          | 138   | 6.15%                    | \$174,415          | -0.20%                   | \$159,450         | 12.19%                   |
| 151     | Rio Rancho Mid-North    | 41    | -19.61%                  | \$226,967          | -2.40%                   | \$191,000         | -15.11%                  |
| 152     | Rio Rancho Mid-West     | 12    | 50.00%                   | \$146,026          | 28.59%                   | \$135,000         | 28.57%                   |
| 160     | Rio Rancho North        | 47    | 9.30%                    | \$207,185          | 10.87%                   | \$181,000         | 6.47%                    |
| 161     | Rio Rancho Central      | 62    | -11.43%                  | \$135,443          | -4.08%                   | \$134,500         | -6.97%                   |
| 162     | Rio Rancho Northwest    | 0     | N/A                      | \$0                | N/A                      | \$0               | N/A                      |
| 170     | Bernalillo/Algodones    | 23    | -8.00%                   | \$248,725          | 3.95%                    | \$259,990         | 23.19%                   |
| 180     | Placitas                | 27    | 50.00%                   | \$391,448          | 5.94%                    | \$375,000         | -2.95%                   |
| 210-293 | East Mountain Area      | 105   | 19.32%                   | \$213,864          | -5.58%                   | \$185,000         | -9.31%                   |
| 690-760 | Valencia County         | 124   | -15.65%                  | \$137,310          | -4.65%                   | \$120,000         | -3.92%                   |

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**2014 4th QTR Sales**

**ALBUQUERQUE and Central Bernalillo County**

**130**  
Sales: 35  
Avg: \$425,691  
Med: \$395,000

**120**  
Sales: 88  
Avg: \$171,758  
Med: \$168,750

**121**  
Sales: 83  
Avg: \$189,800  
Med: \$179,000

**102**  
Sales: 8  
Avg: \$328,840  
Med: \$351,112

**21**  
Sales: 31  
Avg: \$321,801  
Med: \$322,000

**20**  
Sales: 21  
Avg: \$576,524  
Med: \$502,000

**10**  
Sales: 21  
Avg: \$379,771  
Med: \$350,000

**103**  
Sales: 6  
Avg: \$354,333  
Med: \$261,750

**100**  
Sales: 37  
Avg: \$272,233  
Med: \$240,000

**32**  
Sales: 41  
Avg: \$215,882  
Med: \$194,000

**30**  
Sales: 106  
Avg: \$297,799  
Med: \$284,000

**31**  
Sales: 36  
Avg: \$519,346  
Med: \$473,750

**110**  
Sales: 110  
Avg: \$221,097  
Med: \$200,000

**101**  
Sales: 60  
Avg: \$218,640  
Med: \$152,000

**41**  
Sales: 71  
Avg: \$161,673  
Med: \$156,500

**50**  
Sales: 155  
Avg: \$156,013  
Med: \$149,900

**111**  
Sales: 85  
Avg: \$151,836  
Med: \$137,000

**80**  
Sales: 27  
Avg: \$185,352  
Med: \$185,000

**40**  
Sales: 45  
Avg: \$289,607  
Med: \$255,000

**70**  
Sales: 22  
Avg: \$156,356  
Med: \$148,000

**51**  
Sales: 44  
Avg: \$264,291  
Med: \$254,250

**92**  
Sales: 140  
Avg: \$118,815  
Med: \$119,000

**90**  
Sales: 23  
Avg: \$130,061  
Med: \$111,900

**42**  
Sales: 41  
Avg: \$268,671  
Med: \$249,000

**71**  
Sales: 41  
Avg: \$173,185  
Med: \$166,000

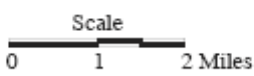
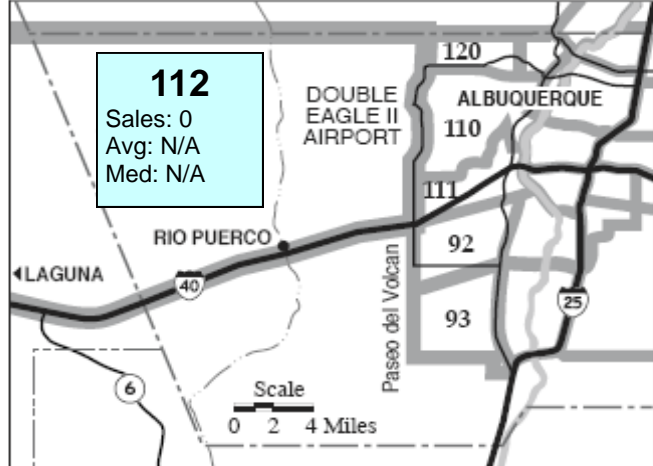
**60**  
Sales: 14  
Avg: \$299,964  
Med: \$291,250

**72**  
Sales: 2  
Avg: \$366,866  
Med: \$366,866

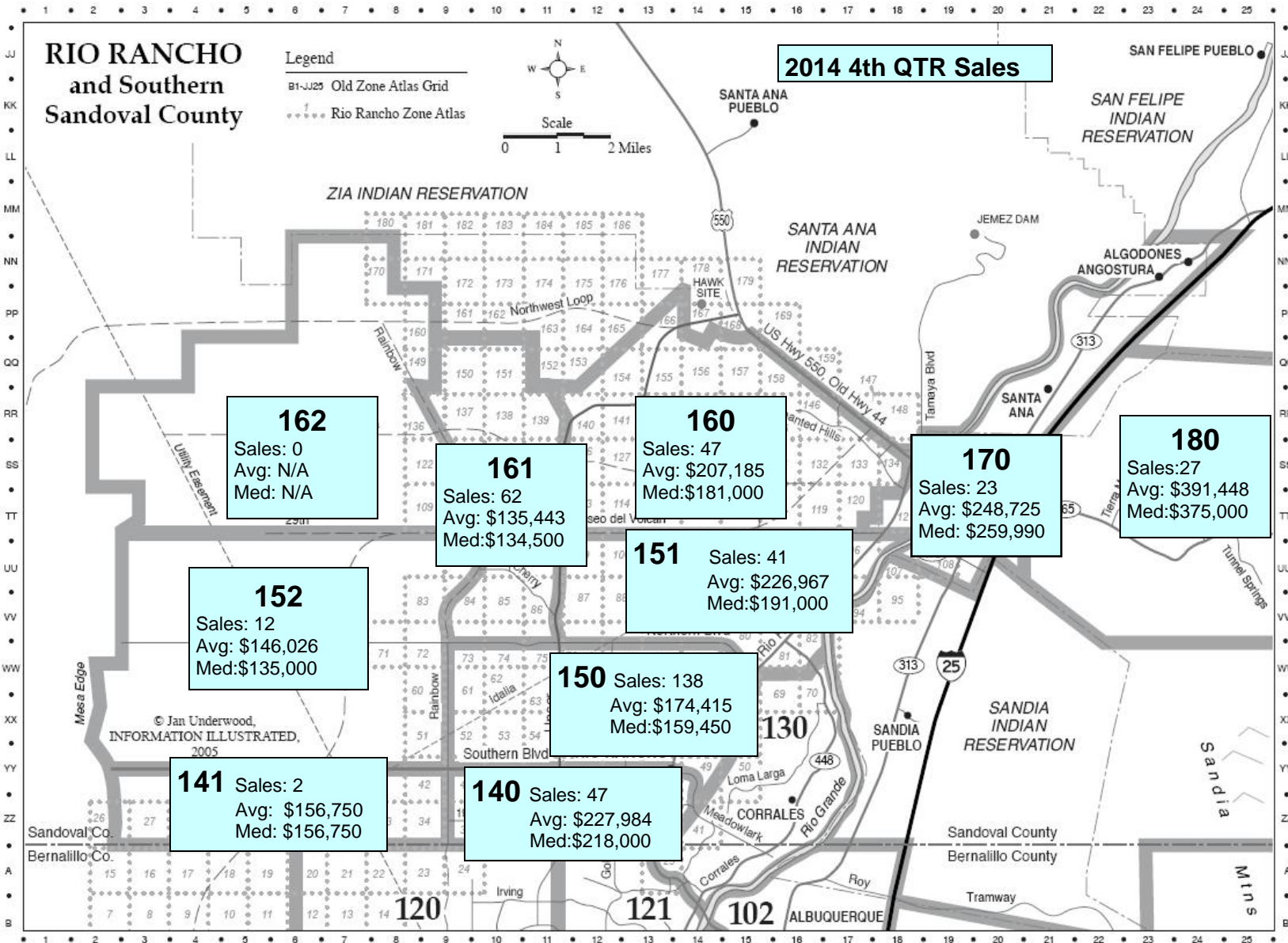
**93**  
Sales: 6  
Avg: \$136,400  
Med: \$142,750

**91**  
Sales: 25  
Avg: \$149,163  
Med: \$148,000

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

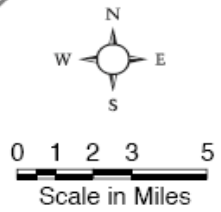
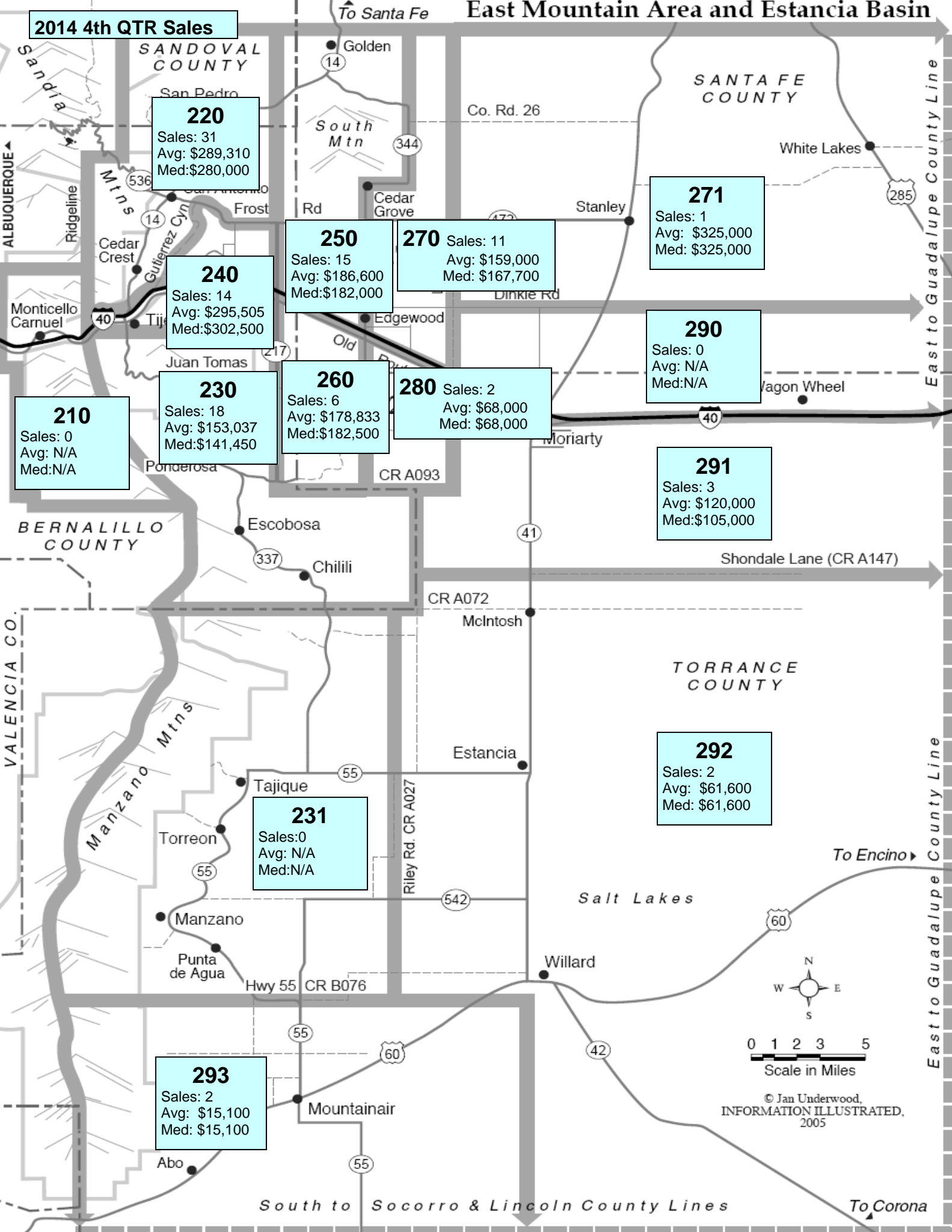


ISLETA INDIAN RESERVATION



# East Mountain Area and Estancia Basin

## 2014 4th QTR Sales



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**2014 4th QTR Sales**

**VALENCIA COUNTY**

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

**700**  
Sales: 25  
Avg: \$171,692  
Med: \$159,000

**710**  
Sales: 10  
Avg: \$205,690  
Med: \$192,450

**701**  
Sales: 13  
Avg: \$135,522  
Med: \$135,000

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

**711**  
Sales: 7  
Avg: \$240,043  
Med: \$140,500

**720**  
Sales: 0  
Avg: N/A  
Med: N/A

**740**  
Sales: 7  
Avg: \$171,714  
Med: \$135,000

**721**  
Sales: 19  
Avg: \$92,637  
Med: \$87,000

**730**  
Sales: 2  
Avg: \$121,750  
Med: \$121,750

**750**  
Sales: 5  
Avg: \$113,600  
Med: \$135,000

**741**  
Sales: 18  
Avg: \$92,292  
Med: \$71,250

**742**  
Sales: 0  
Avg: N/A  
Med: N/A

**760**  
Sales: 18  
Avg: \$100,014  
Med: \$89,000

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

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

