

Quarterly market

REPORT

4th QTR 2019

Quarterly Highlights

- The average sale price of single-family detached homes in 4th Quarter 2019 was \$265,641, a 9.81% increase from 4th Quarter 2018.
- Single-family detached home sales increased 7.36% from 4th Quarter 2018 to 2,916.

New Listings	Closed Sales	Average Sale \$
Detached: 2,992 Attached: 314	Detached: 2,916 Attached: 317	Detached: \$265,641 Attached: \$174,242
4th QTR 2018 Detached: 3,260 Attached: 325	4th QTR 2018 Detached: 2,716 Attached: 313	4th QTR 2018 Detached: \$241,900 Attached: \$159,787
% Change (Detached) -8.22%	% Change (Detached) +7.36%	% Change (Detached) +9.81%



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Contact

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4th QTR 2019 & 2018 RECAP for Greater Albuquerque Areas

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

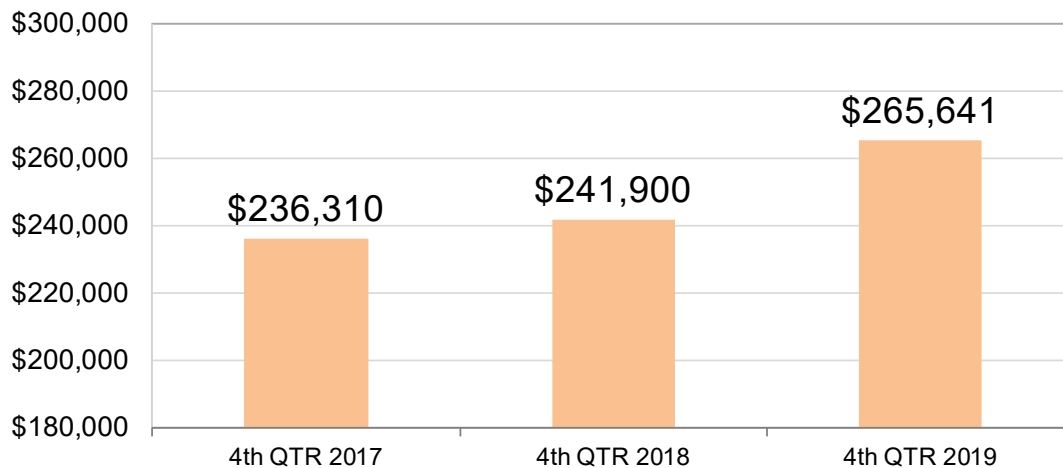
Class R1	2019	2018	% of Change
Average Sale Price:	\$265,641	\$241,900	9.81%
Median Sale Price:	\$226,000	\$204,900	10.30%
Total Sold & Closed:	2,916	2,716	7.36%
Total Dollar Volume*:	\$774.6	\$657.0	17.90%
New Listings:	2,992	3,260	-8.22%
Days on Market:	37	46	-19.57%

Class R2	2019	2018	% of Change
Average Sale Price:	\$174,242	\$159,787	9.05%
Median Sale Price:	\$169,000	\$153,000	10.46%
Total Sold & Closed:	317	313	1.28%
Total Dollar Volume*:	\$55.2	\$50.0	10.40%
New Listings:	314	325	-3.38%
Days on Market:	41	43	-4.65%

The numbers above reflect the time period between October 1 and Dec. 31 of 2018 and 2019.

**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.

4th QTR 2019 & 2018 RECAP for Albuquerque (Areas 10-121)

Class R1	2019	2018	% of Change
Average Sale Price:	\$265,708	\$241,974	9.81%
Median Sale Price:	\$223,995	\$204,000	9.80%
Total Sold & Closed:	1,932	1,843	4.83%
Total Dollar Volume*:	\$513.3	\$446.0	15.09%
New Listings:	2,021	2,166	-6.69%
Days on Market:	34	43	-20.93%

Class R2	2019	2018	% of Change
Average Sale Price:	\$179,373	\$164,431	9.09%
Median Sale Price:	\$170,000	\$160,000	6.25%
Total Sold & Closed:	275	265	3.77%
Total Dollar Volume*:	\$49.3	\$43.6	13.07%
New Listings:	269	271	-0.74%
Days on Market:	41	47	-12.77%

4th QTR 2019 & 2018 RECAP for Rio Rancho (Areas 140-162)

Class R1	2019	2018	% of Change
Average Sale Price:	\$244,953	\$212,215	15.43%
Median Sale Price:	\$221,950	\$191,500	15.90%
Total Sold & Closed:	552	468	17.95%
Total Dollar Volume*:	\$135.2	\$99.3	36.15%
New Listings:	500	565	-11.50%
Days on Market:	32	38	-15.79%

Class R2	2019	2018	% of Change
Average Sale Price:	\$141,493	\$139,173	1.67%
Median Sale Price:	\$140,500	\$150,000	-6.33%
Total Sold & Closed:	30	33	-9.09%
Total Dollar Volume*:	\$4.2	\$4.6	-8.70%
New Listings:	33	37	-10.81%
Days on Market:	42	25	68.00%

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

4th QTR 2019 & 2018 RECAP for East Mountains (Areas 210-293)

Class R1	2019	2018	% of Change
Average Sale Price:	\$308,165	\$288,429	6.84%
Median Sale Price:	\$290,000	\$273,500	6.03%
Total Sold & Closed:	151	128	17.97%
Total Dollar Volume*:	\$46.5	\$36.9	26.02%
New Listings:	141	137	2.92%
Days on Market:	56	56	0.00%

4th QTR 2019 & 2018 RECAP for Valencia County (Areas 690-760)

Class R1	2019	2018	% of Change
Average Sale Price:	\$214,122	\$193,877	10.44%
Median Sale Price:	\$195,000	\$168,200	15.93%
Total Sold & Closed:	187	185	1.08%
Total Dollar Volume*:	\$40.0	\$35.9	11.42%
New Listings:	203	257	-21.01%
Days on Market:	58	59	-1.69%

The numbers above reflect the time period between October 1 and Dec. 31 of 2018 and 2019.

**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.

4th QTR 2019 Area Summary for single-family home sales

		Sales	Change from 4th QTR 2018	Average Sale Price	Change from 4th QTR 2018	Median Sale Price	Change from 4th QTR 2018
10	Sandia Heights	24	50.00%	\$647,145	12.36%	\$570,000	2.06%
20	North Albuquerque Acres	34	88.89%	\$614,409	6.91%	\$631,250	12.63%
21	Albuquerque Acres West	53	17.78%	\$434,958	14.71%	\$379,000	11.34%
30	Far NE Heights	128	0.79%	\$333,068	3.75%	\$302,500	8.81%
31	Foothills North	36	12.50%	\$560,958	6.38%	\$502,500	4.70%
32	Academy West	44	-24.14%	\$293,019	19.00%	\$292,950	21.99%
40	UNM	48	-12.73%	\$293,134	-0.34%	\$263,150	-3.96%
41	Uptown	100	-8.26%	\$197,200	6.59%	\$183,750	5.00%
42	UNM South	41	7.89%	\$260,315	-3.63%	\$240,000	7.62%
50	NE Heights	238	25.26%	\$197,271	7.01%	\$190,000	7.68%
51	Foothills South	56	47.37%	\$317,298	-2.16%	\$298,750	-8.22%
60	Four Hills	17	-32.00%	\$367,471	12.60%	\$388,000	25.77%
70	Fairgrounds	48	26.32%	\$176,754	16.82%	\$175,000	17.85%
71	Southeast Heights	73	48.98%	\$242,663	17.43%	\$240,000	24.35%
72	Mesa Del Sol	6	0.00%	\$329,345	20.76%	\$329,222	38.33%
80	Downtown	37	-7.50%	\$266,095	5.94%	\$195,000	-14.10%
90	Near South Valley	42	-19.23%	\$168,505	10.16%	\$160,750	17.16%
91	Valley Farms	28	0.00%	\$239,662	33.59%	\$238,500	38.74%
92	Southwest Heights	194	-6.28%	\$165,988	7.88%	\$161,500	7.74%
93	Pajarito	6	0.00%	\$201,600	-21.20%	\$205,000	20.59%
100	North Valley	56	24.44%	\$411,510	10.67%	\$294,000	11.60%
101	Near North Valley	53	-11.67%	\$262,321	-0.85%	\$215,000	-1.60%
102	Far North Valley	8	0.00%	\$378,438	23.93%	\$282,500	2.91%
103	West River Valley	8	-11.11%	\$450,375	17.40%	\$450,000	21.62%
110	Northwest Heights	165	-7.30%	\$288,640	7.79%	\$265,000	8.61%
111	Ladera Heights	139	8.59%	\$202,453	12.73%	\$188,000	7.74%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	151	8.63%	\$222,014	6.19%	\$220,000	10.00%
121	Paradise East	99	1.02%	\$248,870	6.16%	\$233,000	9.65%
130	Corrales	32	3.23%	\$519,755	7.69%	\$496,750	30.72%
140	Rio Rancho South	83	27.69%	\$280,983	15.45%	\$256,000	6.71%
141	Rio Rancho Southwest	1	N/A	\$140,000	N/A	\$140,000	N/A
150	Rio Rancho Mid	171	20.42%	\$230,202	14.57%	\$198,000	13.14%
151	Rio Rancho Mid-North	97	42.65%	\$276,402	13.12%	\$250,000	20.13%
152	Rio Rancho Mid-West	7	-46.15%	\$157,571	1.51%	\$135,000	-4.26%
160	Rio Rancho North	100	56.25%	\$280,252	7.35%	\$254,260	2.85%
161	Rio Rancho Central	93	-19.13%	\$176,869	4.48%	\$178,000	7.88%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	31	40.91%	\$277,347	-8.69%	\$275,000	-8.49%
180	Placitas	31	-20.51%	\$459,417	3.58%	\$454,000	5.34%
210-293	East Mountain Area	151	17.97%	\$308,165	6.84%	\$290,000	6.03%
690-760	Valencia County	187	1.08%	\$214,122	10.44%	\$195,000	15.93%

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

2019 1Q Sales

ALBUQUERQUE and Central Bernalillo County

120
Sales: 151
Avg: \$222,014
Med: \$220,000

121
Sales: 99
Avg: \$248,870
Med: \$233,000

130
Sales: 32
Avg: \$519,755
Med: \$496,750

102
Sales: 8
Avg: \$378,438
Med: \$282,500

21
Sales: 53
Avg: \$434,958
Med: \$379,000

20
Sales: 34
Avg: \$614,409
Med: \$631,250

10
Sales: 24
Avg: \$647,145
Med: \$570,000

103
Sales: 8
Avg: \$450,375
Med: \$450,000

100
Sales: 56
Avg: \$411,510
Med: \$294,000

32
Sales: 44
Avg: \$293,019
Med: \$292,950

30
Sales: 128
Avg: \$333,068
Med: \$302,500

31
Sales: 36
Avg: \$560,958
Med: \$502,500

110
Sales: 165
Avg: \$288,640
Med: \$265,000

101
Sales: 53
Avg: \$262,321
Med: \$215,000

41
Sales: 100
Avg: \$197,200
Med: \$183,750

50
Sales: 238
Avg: \$197,271
Med: \$190,000

111
Sales: 139
Avg: \$202,453
Med: \$188,000

80
Sales: 37
Avg: \$266,095
Med: \$195,000

40
Sales: 48
Avg: \$293,134
Med: \$263,150

70
Sales: 48
Avg: \$176,754
Med: \$175,000

51
Sales: 56
Avg: \$317,298
Med: \$298,750

92
Sales: 194
Avg: \$165,988
Med: \$161,500

90
Sales: 42
Avg: \$168,505
Med: \$160,750

42
Sales: 41
Avg: \$260,315
Med: \$240,000

71
Sales: 73
Avg: \$242,663
Med: \$240,000

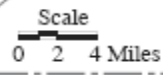
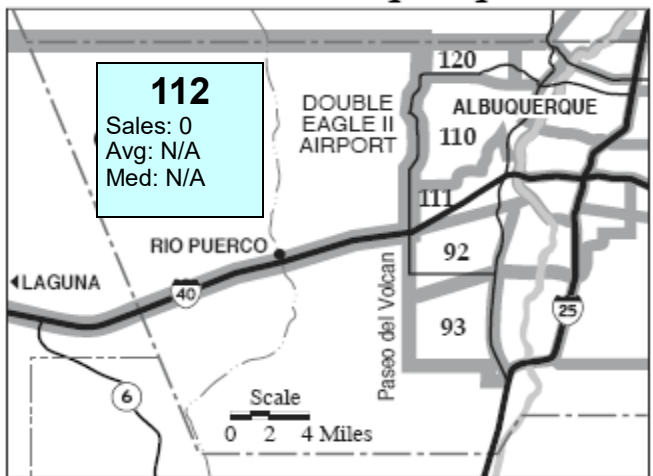
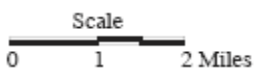
60
Sales: 17
Avg: \$367,471
Med: \$388,000

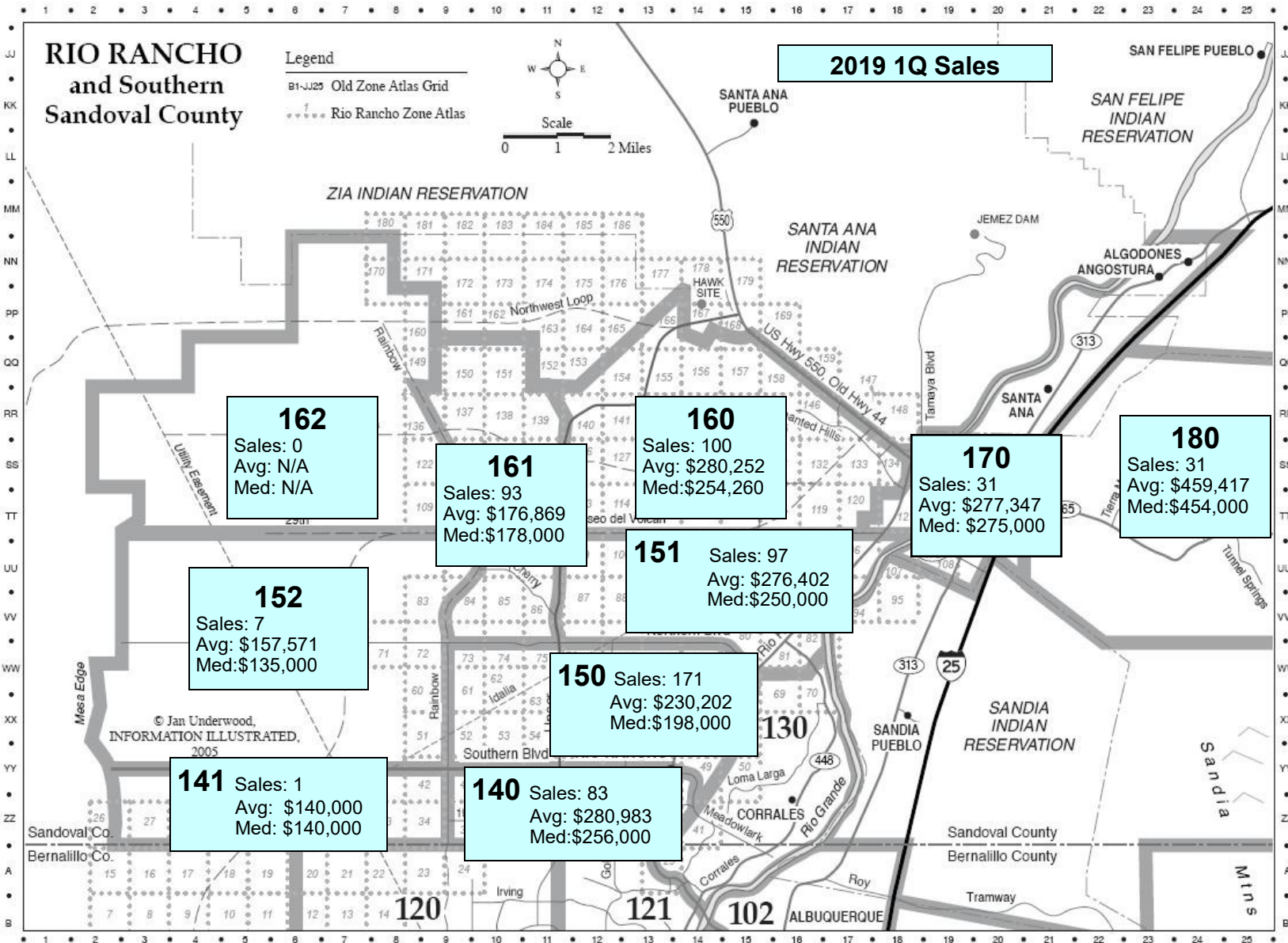
72
Sales: 6
Avg: \$329,345
Med: \$329,222

93
Sales: 6
Avg: \$201,600
Med: \$205,000

91
Sales: 28
Avg: \$239,662
Med: \$238,500

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





East Mountain Area and Estancia Basin

2019 1Q Sales

220
Sales: 37
Avg: \$369,987
Med: \$286,000

240
Sales: 30
Avg: \$348,197
Med: \$349,750

250
Sales: 26
Avg: \$317,735
Med: \$310,500

270 Sales: 12
Avg: \$248,000
Med: \$227,500

271
Sales: 5
Avg: \$211,500
Med: \$182,000

290
Sales: 2
Avg: \$370,000
Med: \$370,000

210
Sales: 0
Avg: N/A
Med: N/A

230
Sales: 15
Avg: \$246,200
Med: \$265,000

260
Sales: 14
Avg: \$261,929
Med: \$246,500

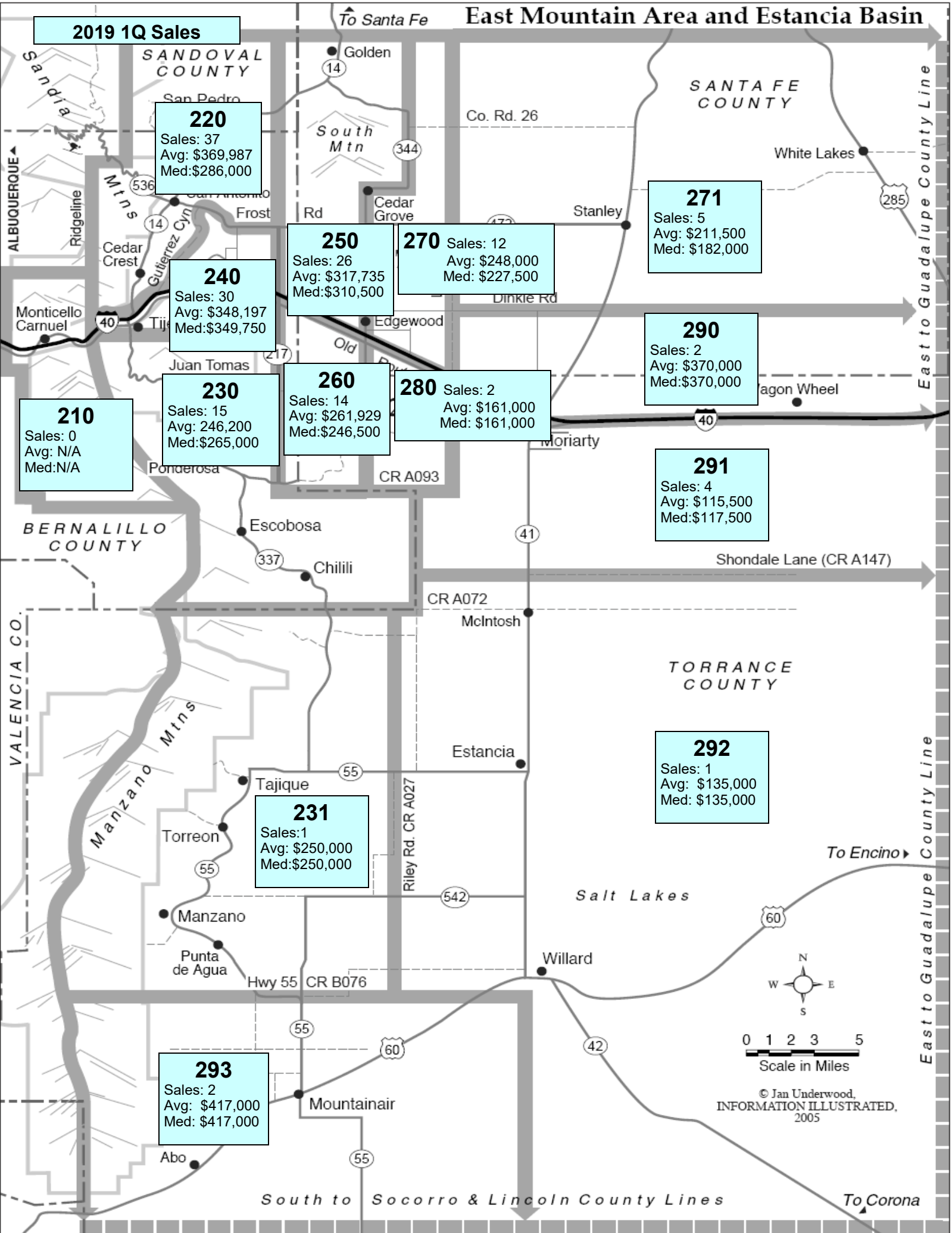
280 Sales: 2
Avg: \$161,000
Med: \$161,000

291
Sales: 4
Avg: \$115,500
Med: \$117,500

292
Sales: 1
Avg: \$135,000
Med: \$135,000

231
Sales: 1
Avg: \$250,000
Med: \$250,000

293
Sales: 2
Avg: \$417,000
Med: \$417,000



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VALENCIA COUNTY

2019 1Q Sales

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 54
Avg: \$236,519
Med: \$220,000

710
Sales: 11
Avg: \$292,045
Med: \$300,000

701
Sales: 19
Avg: \$229,858
Med: \$225,000

690
Sales: 1
Avg: \$250,000
Med: \$250,000

711
Sales: 21
Avg: \$299,703
Med: \$286,000

720
Sales: 4
Avg: \$130,831
Med: \$132,162

740
Sales: 8
Avg: \$294,426
Med: \$300,000

721
Sales: 30
Avg: \$147,670
Med: \$146,950

730
Sales: 1
Avg: \$155,000
Med: \$155,000

750
Sales: 3
Avg: \$163,667
Med: \$155,000

741
Sales: 9
Avg: \$128,600
Med: \$124,900

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

760
Sales: 26
Avg: \$155,122
Med: \$155,350

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

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