

Quarterly market REPORT

4th QTR

2015 Quarterly Highlights

- The median sale price for single-family homes increased 2.86% from 4th QTR 2014.
- 4th Quarter 2015 saw a 12.72% increase in detached, single-family sales from 4th QTR 2014.

New Listings	Closed Sales	Average Sale \$
Detached: 3,113 Attached: 311	Detached: 2,313 Attached: 240	Detached: \$212,648 Attached: \$146,493
4th QTR 2014 Detached: 3,122 Attached: 338	4th QTR 2014 Detached: 2,052 Attached: 201	4th QTR 2014 Detached: \$212,556 Attached: \$152,355
% Change (Detached) -0.29%	% Change (Detached) +12.72%	% Change (Detached) +0.04%



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Contact

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4th QTR 2015 & 2014 RECAP for Greater Albuquerque Areas

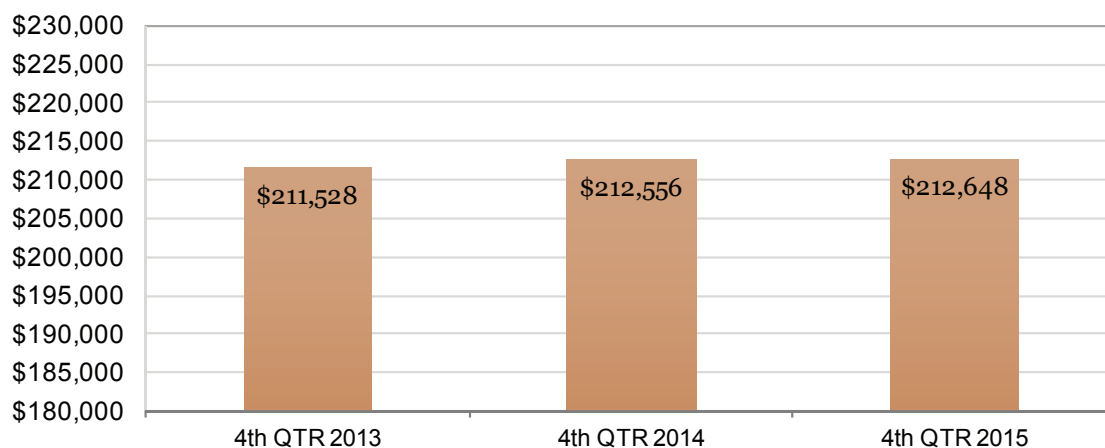
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2015	2014	% of Change
Average Sale Price:	\$212,648	\$212,556	0.04%
Median Sale Price:	\$180,000	\$175,000	2.86%
Total Sold & Closed:	2,313	2,052	12.72%
Total Dollar Volume*:	\$491.8	\$436.2	12.75%
New Listings:	3,113	3,122	-0.29%
Days on Market:	60	68	-11.76%

Class R2	2015	2014	% of Change
Average Sale Price:	\$146,493	\$152,355	-3.85%
Median Sale Price:	\$133,650	\$139,000	-3.85%
Total Sold & Closed:	240	201	19.40%
Total Dollar Volume*:	\$35.1	\$30.6	14.71%
New Listings:	311	338	-7.99%
Days on Market:	67	67	0.00%

The numbers above reflect the time period between October 1 and December 31 of 2014 and 2015.

Average Sale Price for single-family detached homes



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

4th QTR 2015 & 2014 RECAP for Albuquerque (Areas 10-121)

Class R1	2015	2014	% of Change
Average Sale Price:	\$219,414	\$216,849	1.18%
Median Sale Price:	\$185,000	\$179,000	3.35%
Total Sold & Closed:	1,529	1,389	10.08%
Total Dollar Volume*:	\$335.4	\$301.2	11.35%
New Listings:	2,053	2,051	0.10%
Days on Market:	54	61	-11.48%

Class R2	2015	2014	% of Change
Average Sale Price:	\$152,450	\$155,275	-1.82%
Median Sale Price:	\$137,500	\$142,450	-3.47%
Total Sold & Closed:	201	184	9.24%
Total Dollar Volume*:	\$30.6	\$28.6	6.99%
New Listings:	275	293	-6.14%
Days on Market:	66	61	8.20%

4th QTR 2015 & 2014 RECAP for Rio Rancho (Areas 140-162)

Class R1	2015	2014	% of Change
Average Sale Price:	\$181,406	\$184,215	-1.52%
Median Sale Price:	\$163,000	\$167,000	-2.40%
Total Sold & Closed:	421	349	20.63%
Total Dollar Volume*:	\$76.3	\$64.3	18.66%
New Listings:	554	541	2.40%
Days on Market:	61	66	-7.58%

Class R2	2015	2014	% of Change
Average Sale Price:	\$108,265	\$116,273	-6.89%
Median Sale Price:	\$95,000	\$132,000	-28.03%
Total Sold & Closed:	28	15	86.67%
Total Dollar Volume*:	\$3.0	\$1.7	76.47%
New Listings:	27	31	-12.90%
Days on Market:	63	137	-54.01%

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

4th QTR 2015 & 2014 RECAP for East Mountains (Areas 210-293)

Class R1	2015	2014	% of Change
Average Sale Price:	\$227,740	\$213,864	6.49%
Median Sale Price:	\$214,250	\$185,000	15.81%
Total Sold & Closed:	128	105	21.90%
Total Dollar Volume*:	\$29.1	\$22.5	29.33%
New Listings:	173	182	-4.95%
Days on Market:	98	104	-5.77%

4th QTR 2015 & 2014 RECAP for Valencia County (Areas 690-760)

Class R1	2015	2014	% of Change
Average Sale Price:	\$150,633	\$137,310	9.70%
Median Sale Price:	\$135,000	\$120,000	12.50%
Total Sold & Closed:	151	124	21.77%
Total Dollar Volume*:	\$22.7	\$17.0	33.53%
New Listings:	211	221	-4.52%
Days on Market:	69	95	-27.37%

The numbers above reflect the time period between October 1 and December 31 of 2014 and 2015.

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

4th QTR 2015 Area Summary for single-family home sales

		Sales	Change from 4th QTR 2015	Average Sale Price	Change from 4th QTR 2015	Median Sale Price	Change from 4th QTR 2015
10	Sandia Heights	19	-9.52%	\$403,652	6.29%	\$360,000	2.86%
20	North Albuquerque Acres	24	14.29%	\$544,034	-5.64%	\$578,000	15.14%
21	Albuquerque Acres West	50	61.29%	\$336,883	4.69%	\$321,750	-0.08%
30	Far NE Heights	107	0.94%	\$281,916	-5.33%	\$237,500	-16.37%
31	Foothills North	28	-22.22%	\$550,614	6.02%	\$483,540	2.07%
32	Academy West	33	-19.51%	\$236,098	9.36%	\$229,000	18.04%
40	UNM	47	4.44%	\$255,252	-11.86%	\$246,000	-3.53%
41	Uptown	61	-14.08%	\$163,932	1.40%	\$159,000	1.60%
42	UNM South	37	-9.76%	\$222,023	-17.36%	\$210,000	-15.66%
50	NE Heights	173	11.61%	\$165,442	6.04%	\$165,000	10.07%
51	Foothills South	33	-25.00%	\$273,591	3.52%	\$265,000	4.23%
60	Four Hills	18	28.57%	\$328,563	9.53%	\$302,500	3.86%
70	Fairgrounds	31	40.91%	\$146,861	-6.07%	\$139,000	-6.08%
71	Southeast Heights	42	2.44%	\$198,146	14.41%	\$176,116	6.09%
72	Mesa Del Sol	3	N/A	\$257,997	N/A	\$275,000	N/A
80	Downtown	38	40.74%	\$185,783	0.23%	\$170,000	-8.11%
90	Near South Valley	35	52.17%	\$113,854	-12.46%	\$115,000	2.77%
91	Valley Farms	20	-20.00%	\$227,211	52.32%	\$187,500	26.69%
92	Southwest Heights	177	26.43%	\$129,184	8.73%	\$129,900	9.16%
93	Pajarito	4	-33.33%	\$176,250	29.22%	\$159,000	11.38%
100	North Valley	31	-16.22%	\$305,598	12.26%	\$250,000	4.17%
101	Near North Valley	68	13.33%	\$261,103	19.42%	\$210,950	38.78%
102	Far North Valley	8	0.00%	\$316,609	-3.72%	\$214,750	-38.84%
103	West River Valley	11	83.33%	\$377,773	6.62%	\$312,000	19.20%
110	Northwest Heights	132	20.00%	\$228,737	3.46%	\$200,000	0.00%
111	Ladera Heights	100	17.65%	\$154,915	2.03%	\$148,500	8.39%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	117	32.95%	\$183,332	6.74%	\$170,000	0.74%
121	Paradise East	82	-1.20%	\$206,163	8.62%	\$199,000	11.17%
130	Corrales	29	-17.14%	\$406,285	-4.56%	\$395,000	0.00%
140	Rio Rancho South	54	14.89%	\$223,556	-1.94%	\$210,500	-3.44%
141	Rio Rancho Southwest	1	N/A	\$135,000	N/A	\$135,000	N/A
150	Rio Rancho Mid	142	2.90%	\$178,528	2.36%	\$153,750	-3.57%
151	Rio Rancho Mid-North	56	36.59%	\$229,502	1.12%	\$197,500	3.40%
152	Rio Rancho Mid-West	28	133.33%	\$146,475	0.31%	\$163,900	21.41%
160	Rio Rancho North	47	0.00%	\$188,607	-8.97%	\$175,000	-3.31%
161	Rio Rancho Central	93	50.00%	\$139,743	3.17%	\$137,022	1.88%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	31	34.78%	\$241,326	-2.97%	\$229,900	-11.57%
180	Placitas	24	-11.11%	\$368,282	-5.92%	\$350,000	-6.67%
210-293	East Mountain Area	128	21.90%	\$227,740	6.49%	\$214,250	15.81%
690-760	Valencia County	151	21.77%	\$150,633	9.70%	\$135,000	12.50%

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

2015 4Q Sales

120

Sales: 117
Avg: \$183,332
Med: \$170,000

121

Sales: 82
Avg: \$206,163
Med: \$199,000

130

Sales: 29
Avg: \$406,285
Med: \$395,000

102

Sales: 8
Avg: \$316,609
Med: \$214,750

21

Sales: 50
Avg: \$336,883
Med: \$321,750

20

Sales: 24
Avg: \$544,034
Med: \$578,000

10

Sales: 19
Avg: \$403,652
Med: \$360,000

103

Sales: 11
Avg: \$377,773
Med: \$312,000

100

Sales: 31
Avg: \$305,598
Med: \$250,000

32

Sales: 33
Avg: \$236,098
Med: \$229,000

30

Sales: 107
Avg: \$281,916
Med: \$237,500

31

Sales: 28
Avg: \$550,614
Med: \$483,540

110

Sales: 132
Avg: \$228,737
Med: \$200,000

101

Sales: 68
Avg: \$261,103
Med: \$210,950

41

Sales: 61
Avg: \$163,932
Med: \$159,000

50

Sales: 173
Avg: \$165,442
Med: \$165,000

51

Sales: 33
Avg: \$273,591
Med: \$265,000

111

Sales: 100
Avg: \$154,915
Med: \$148,500

40

Sales: 47
Avg: \$255,252
Med: \$246,000

70

Sales: 31
Avg: \$146,861
Med: \$139,000

92

Sales: 177
Avg: \$129,184
Med: \$129,900

90

Sales: 35
Avg: \$113,854
Med: \$115,000

42

Sales: 37
Avg: \$222,023
Med: \$210,000

71

Sales: 42
Avg: \$198,146
Med: \$176,116

60

Sales: 18
Avg: \$328,563
Med: \$302,500

93

Sales: 4
Avg: \$176,250
Med: \$159,000

91

Sales: 20
Avg: \$227,211
Med: \$187,500

72

Sales: 3
Avg: \$257,997
Med: \$275,000

112

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

ALBUQUERQUE and Central Bernalillo County

SANDIA
PEAK
AERIAL
TRAMWAY

Tramway Rd

Elena

Montaño

Rio Grande

Unser

Ladera Dr

Coores Blvd

Bridge

Coores Rd

Unser

Blake

Rio Bravo

Senador Dennis Chavez

S. Coores

Gun Club

Don Fe

Pajarito

Raymar

Padillas

ISLETA PUEBLO

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

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ISLETA INDIAN
RESERVATION

West of Albuquerque

DOUBLE
EAGLE II
AIRPORT

RIO PUERCO

LAGUNA

Paseo del Volcan

Scale
0 2 4 Miles

East Mountain Area and Estancia Basin

2015 4Q Sales

220

Sales: 32
Avg: \$307,280
Med:\$289,750

250

Sales: 23
Avg: \$215,983
Med:\$225,000

270

270 Sales: 7
Avg: \$241,274
Med: \$174,500

271

Sales: 1
Avg: \$178,000
Med: \$178,000

240

Sales: 23
Avg: \$275,074
Med:\$262,000

260

Sales: 10
Avg: \$166,620
Med:\$157,500

280

280 Sales: 7
Avg: \$146,714
Med: \$150,000

290

Sales: 1
Avg: \$299,000
Med:\$299,000

230

Sales: 11
Avg: \$149,273
Med:\$155,000

210

Sales: 3
Avg: \$183,750
Med:\$195,000

291

Sales: 7
Avg: \$60,371
Med:\$55,000

231


Sales: 2
Avg: \$167,500
Med:\$167,500

292

Sales: 1
Avg: \$213,500
Med: \$213,500

293

Sales: N/A
Avg: \$
Med: \$



A scale bar labeled "Scale in Miles" with markings at 0, 1, 2, 3, and 5 miles.

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INFORMATION ILLUSTRATED,
2005

South to Socorro & Lincoln County Lines

To Corona

