

Quarterly market

REPORT

4th
QTR
2020

Quarterly Highlights

- The average sale price of single-family detached homes in 4th Quarter 2020 was \$299,759, a 12.84% increase from 4th Quarter 2019.
- Single-family detached home sales increased 18.45% from 4th Quarter 2019 to 3,454.

New Listings	Closed Sales	Average Sale \$
Detached: 1,186 Attached: 137	Detached: 3,454 Attached: 362	Detached: \$299,759 Attached: \$192,469
4th QTR 2019 Detached: 2,992 Attached: 314	4th QTR 2019 Detached: 2,916 Attached: 317	4th QTR 2019 Detached: \$265,641 Attached: \$174,242
% Change (Detached) -60.36%	% Change (Detached) +18.45%	% Change (Detached) +12.84%



www.gaar.com

Contact

Belinda Franco 2021 GAAR President

Phone 505-250-3380 Email president@gaar.com

4th QTR 2020 & 2019 RECAP for Greater Albuquerque Areas

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

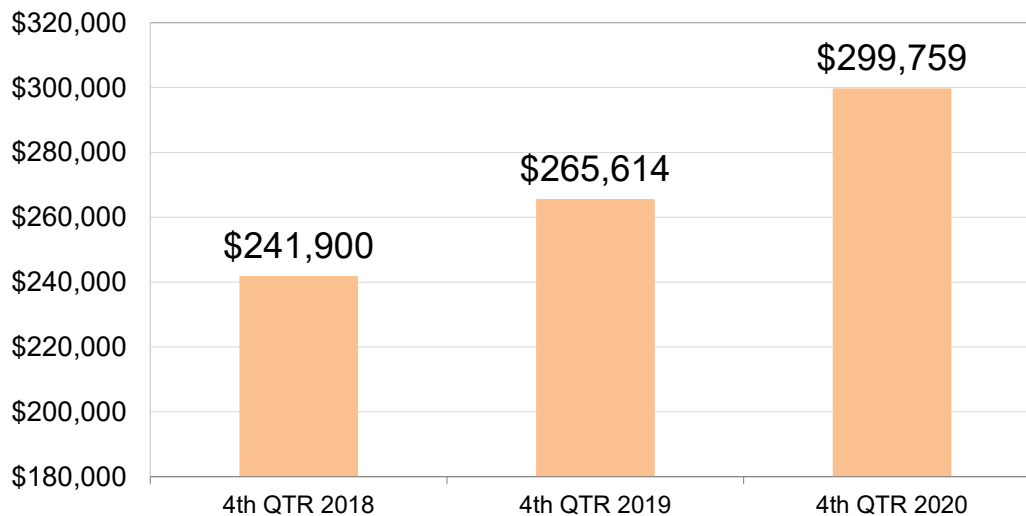
Class R1	2020	2019	% of Change
Average Sale Price:	\$299,759	\$265,641	12.84%
Median Sale Price:	\$259,000	\$226,000	14.60%
Total Sold & Closed:	3,454	2,916	18.45%
Total Dollar Volume*:	\$1,035.4	\$774.6	33.67%
New Listings:	1,186	2,992	-60.36%
Days on Market:	20	37	-45.95%

Class R2	2020	2019	% of Change
Average Sale Price:	\$192,469	\$174,242	10.46%
Median Sale Price:	\$179,950	\$169,000	6.48%
Total Sold & Closed:	362	317	14.20%
Total Dollar Volume*:	\$69.7	\$55.2	26.27%
New Listings:	137	314	-56.37%
Days on Market:	16	41	-60.98%

The numbers above reflect the time period between October 1 and Dec. 31 of 2019 and 2020.

**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 2020 & 2019 RECAP for Albuquerque (Areas 10-121)

Class R1	2020	2019	% of Change
Average Sale Price:	\$309,178	\$265,708	16.36%
Median Sale Price:	\$261,500	\$223,995	16.74%
Total Sold & Closed:	2,380	1,932	23.19%
Total Dollar Volume*:	\$735.8	\$513.3	43.35%
New Listings:	3,329	2,021	64.72%
Days on Market:	18	34	-47.06%

Class R2	2020	2019	% of Change
Average Sale Price:	\$192,998	\$179,373	7.60%
Median Sale Price:	\$179,950	\$170,000	5.85%
Total Sold & Closed:	324	275	17.82%
Total Dollar Volume*:	\$62.5	\$49.3	26.77%
New Listings:	355	269	31.97%
Days on Market:	16	41	-60.98%

4th QTR 2020 & 2019 RECAP for Rio Rancho (Areas 140-162)

Class R1	2020	2019	% of Change
Average Sale Price:	\$270,934	\$244,953	10.61%
Median Sale Price:	\$251,560	\$221,950	13.34%
Total Sold & Closed:	670	552	21.38%
Total Dollar Volume*:	\$181.5	\$135.2	34.25%
New Listings:	619	500	23.80%
Days on Market:	18	32	-43.75%

Class R2	2020	2019	% of Change
Average Sale Price:	\$185,946	\$141,493	31.42%
Median Sale Price:	\$198,500	\$140,500	41.28%
Total Sold & Closed:	28	30	-6.67%
Total Dollar Volume*:	\$5.2	\$4.2	23.81%
New Listings:	24	33	-27.27%
Days on Market:	8	42	-80.95%

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

4th QTR 2020 & 2019 RECAP for East Mountains (Areas 210-293)

Class R1	2020	2019	% of Change
Average Sale Price:	\$351,772	\$308,165	14.15%
Median Sale Price:	\$333,000	\$290,000	14.83%
Total Sold & Closed:	163	151	7.95%
Total Dollar Volume*:	\$57.3	\$46.5	23.23%
New Listings:	143	141	1.42%
Days on Market:	34	56	-39.29%

4th QTR 2020 & 2019 RECAP for Valencia County (Areas 690-760)

Class R1	2020	2019	% of Change
Average Sale Price:	\$251,698	\$214,122	17.55%
Median Sale Price:	\$225,900	\$195,000	15.85%
Total Sold & Closed:	241	187	28.88%
Total Dollar Volume*:	\$60.6	\$40.0	51.50%
New Listings:	210	203	3.45%
Days on Market:	35	58	-39.66%

The numbers above reflect the time period between October 1 and Dec. 31 of 2019 and 2020.

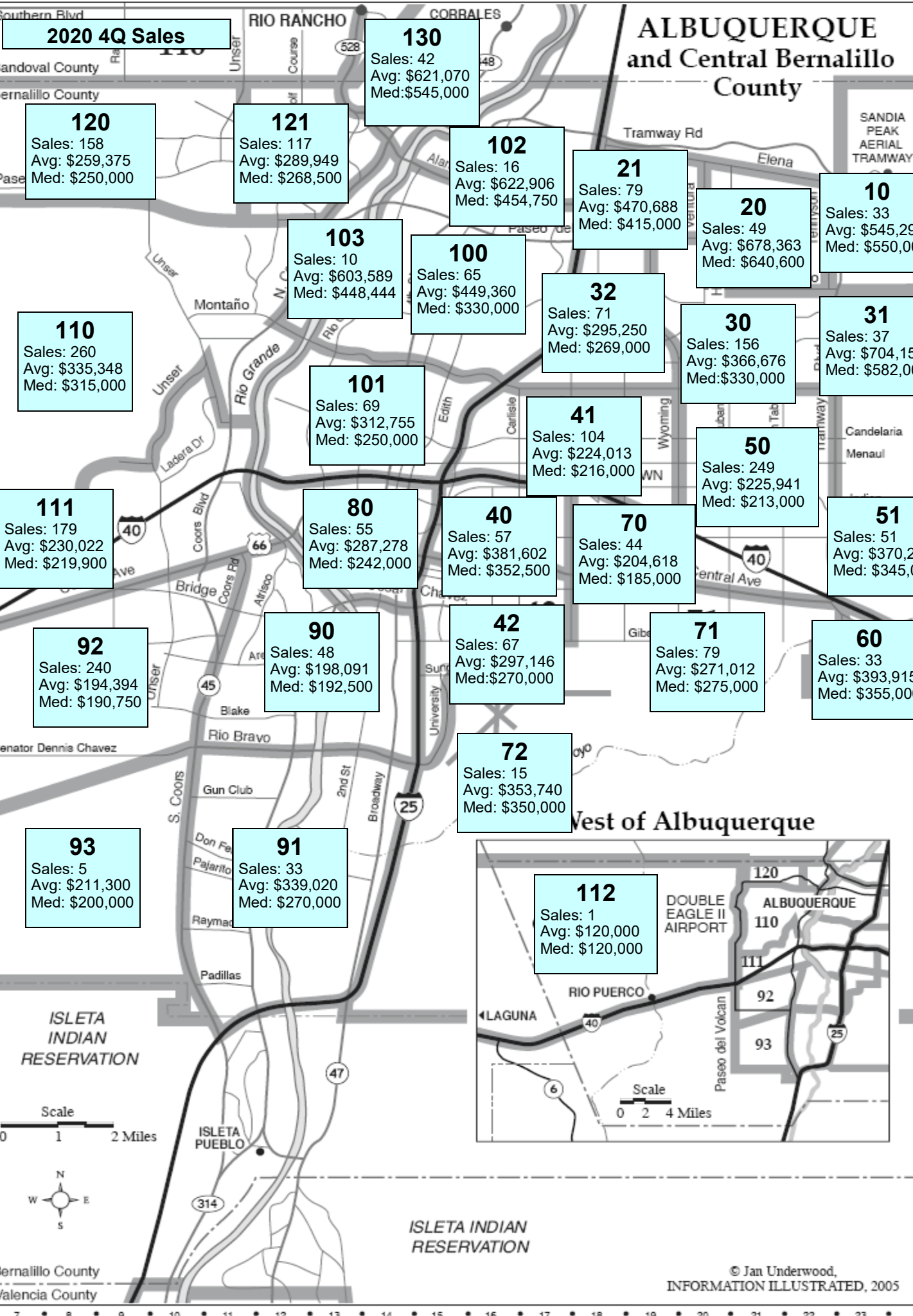
**Total Dollar Volume (millions)*

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

4th QTR 2020 Area Summary for single-family home sales

		Sales	Change from 4th QTR 2019	Average Sale Price	Change from 4th QTR 2019	Median Sale Price	Change from 4th QTR 2019
10	Sandia Heights	33	37.50%	\$545,299	-15.74%	\$550,000	-3.51%
20	North Albuquerque Acres	49	44.12%	\$678,363	10.41%	\$640,600	1.48%
21	Albuquerque Acres West	79	49.06%	\$470,688	8.21%	\$415,000	9.50%
30	Far NE Heights	156	21.88%	\$366,676	10.09%	\$330,000	9.09%
31	Foothills North	37	2.78%	\$704,157	25.53%	\$582,000	15.82%
32	Academy West	71	61.36%	\$295,250	0.76%	\$269,000	-8.18%
40	UNM	57	18.75%	\$381,602	30.18%	\$352,500	33.95%
41	Uptown	104	4.00%	\$224,013	13.60%	\$216,000	17.55%
42	UNM South	67	63.41%	\$297,146	14.15%	\$270,000	12.50%
50	NE Heights	249	4.62%	\$225,941	14.53%	\$213,000	12.11%
51	Foothills South	51	-8.93%	\$370,266	16.69%	\$345,000	15.48%
60	Four Hills	33	94.12%	\$393,915	7.20%	\$355,000	-8.51%
70	Fairgrounds	44	-8.33%	\$204,618	15.76%	\$185,000	5.71%
71	Southeast Heights	79	8.22%	\$271,012	11.68%	\$275,000	14.58%
72	Mesa Del Sol	15	150.00%	\$353,740	7.41%	\$350,000	6.31%
80	Downtown	55	48.65%	\$287,278	7.96%	\$242,000	24.10%
90	Near South Valley	48	14.29%	\$198,091	17.56%	\$192,500	19.75%
91	Valley Farms	33	17.86%	\$339,020	41.46%	\$270,000	13.21%
92	Southwest Heights	240	23.71%	\$194,394	17.11%	\$190,750	18.11%
93	Pajarito	5	-16.67%	\$211,300	4.81%	\$200,000	-2.44%
100	North Valley	65	16.07%	\$449,360	9.20%	\$330,000	12.24%
101	Near North Valley	69	30.19%	\$312,755	19.23%	\$250,000	16.28%
102	Far North Valley	16	100.00%	\$622,906	64.60%	\$454,750	60.97%
103	West River Valley	10	25.00%	\$603,589	34.02%	\$448,444	-0.35%
110	Northwest Heights	260	57.58%	\$335,348	16.18%	\$315,000	18.87%
111	Ladera Heights	179	28.78%	\$230,022	13.62%	\$219,900	16.97%
112	Canoncito	1	N/A	\$120,000	N/A	\$120,000	N/A
120	Paradise West	158	4.64%	\$259,375	16.83%	\$250,000	13.64%
121	Paradise East	117	18.18%	\$289,949	16.51%	\$268,500	15.24%
130	Corrales	42	31.25%	\$621,070	19.49%	\$545,000	9.71%
140	Rio Rancho South	95	14.46%	\$306,525	9.09%	\$297,000	16.02%
141	Rio Rancho Southwest	0	N/A	\$0	N/A	\$0	-100.00%
150	Rio Rancho Mid	180	5.26%	\$253,092	9.94%	\$230,500	16.41%
151	Rio Rancho Mid-North	123	26.80%	\$296,404	7.24%	\$262,900	5.16%
152	Rio Rancho Mid-West	13	85.71%	\$179,504	13.92%	\$175,000	29.63%
160	Rio Rancho North	122	22.00%	\$311,574	11.18%	\$291,000	14.45%
161	Rio Rancho Central	133	43.01%	\$215,700	21.95%	\$210,000	17.98%
162	Rio Rancho Northwest	4	N/A	\$339,575	N/A	\$332,695	N/A
170	Bernalillo/Algodones	24	-22.58%	\$341,499	23.13%	\$272,500	-0.91%
180	Placitas	40	29.03%	\$571,177	24.33%	\$555,675	22.40%
210-293	East Mountain Area	163	7.95%	\$351,772	14.15%	\$333,000	14.83%
690-760	Valencia County	241	28.88%	\$251,698	17.55%	\$225,900	15.85%

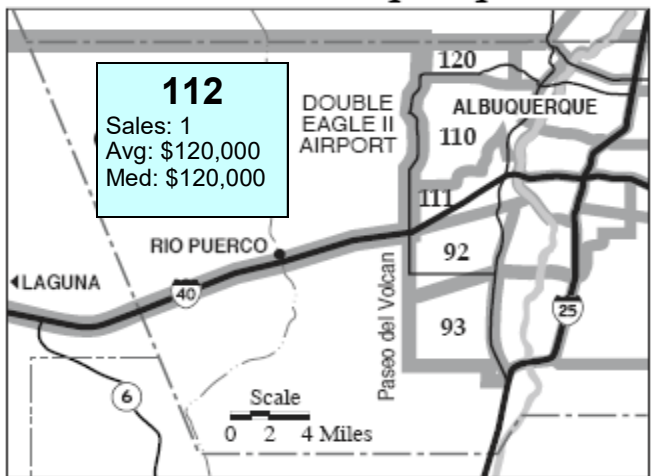
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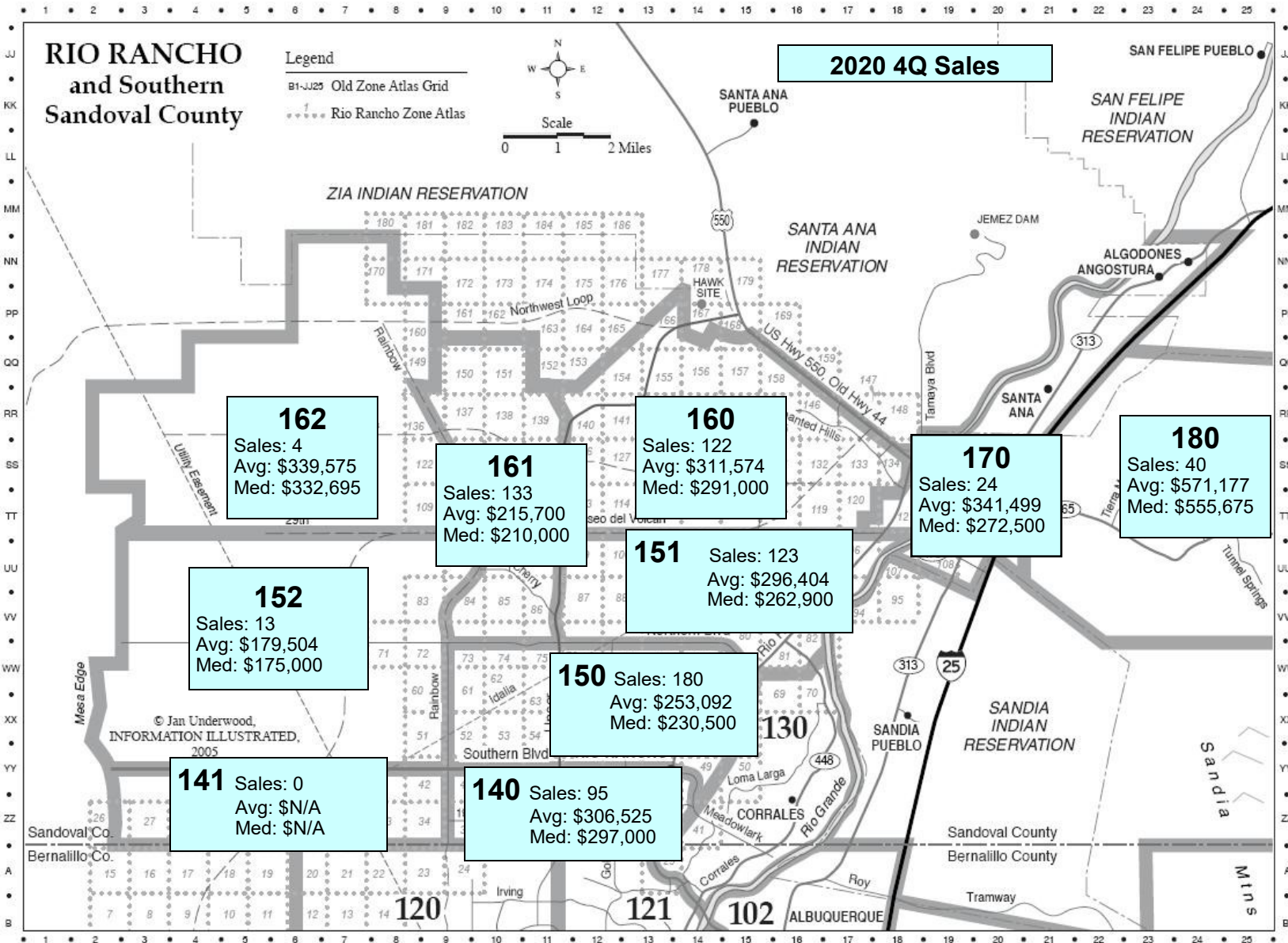
2020 4Q Sales

Zip Code	Sales	Avg Price	Med Price
130	42	\$621,070	\$545,000
120	158	\$259,375	\$250,000
121	117	\$289,949	\$268,500
102	16	\$622,906	\$454,750
21	79	\$470,688	\$415,000
20	49	\$678,363	\$640,600
10	33	\$545,299	\$550,000
103	10	\$603,589	\$448,444
100	65	\$449,360	\$330,000
32	71	\$295,250	\$269,000
30	156	\$366,676	\$330,000
31	37	\$704,157	\$582,000
110	260	\$335,348	\$315,000
101	69	\$312,755	\$250,000
41	104	\$224,013	\$216,000
50	249	\$225,941	\$213,000
111	179	\$230,022	\$219,900
80	55	\$287,278	\$242,000
40	57	\$381,602	\$352,500
70	44	\$204,618	\$185,000
51	51	\$370,266	\$345,000
92	240	\$194,394	\$190,750
90	48	\$198,091	\$192,500
42	67	\$297,146	\$270,000
71	79	\$271,012	\$275,000
60	33	\$393,915	\$355,000
72	15	\$353,740	\$350,000
93	5	\$211,300	\$200,000
91	33	\$339,020	\$270,000
112	1	\$120,000	\$120,000

Scale
0 1 2 Miles



Scale
0 2 4 Miles



East Mountain Area and Estancia Basin

2020 4Q Sales

220
Sales: 47
Avg: \$435,450
Med: \$353,393

240
Sales: 21
Avg: \$424,648
Med: \$405,000

250
Sales: 18
Avg: \$349,528
Med: \$332,000

270 Sales: 11
Avg: \$309,036
Med: \$308,500

271
Sales: 3
Avg: \$272,500
Med: \$200,000

290
Sales: 4
Avg: \$292,500
Med: \$220,000

210
Sales: 6
Avg: \$267,517
Med: \$293,500

230
Sales: 20
Avg: \$349,155
Med: \$325,000

260
Sales: 16
Avg: \$229,838
Med: \$228,000

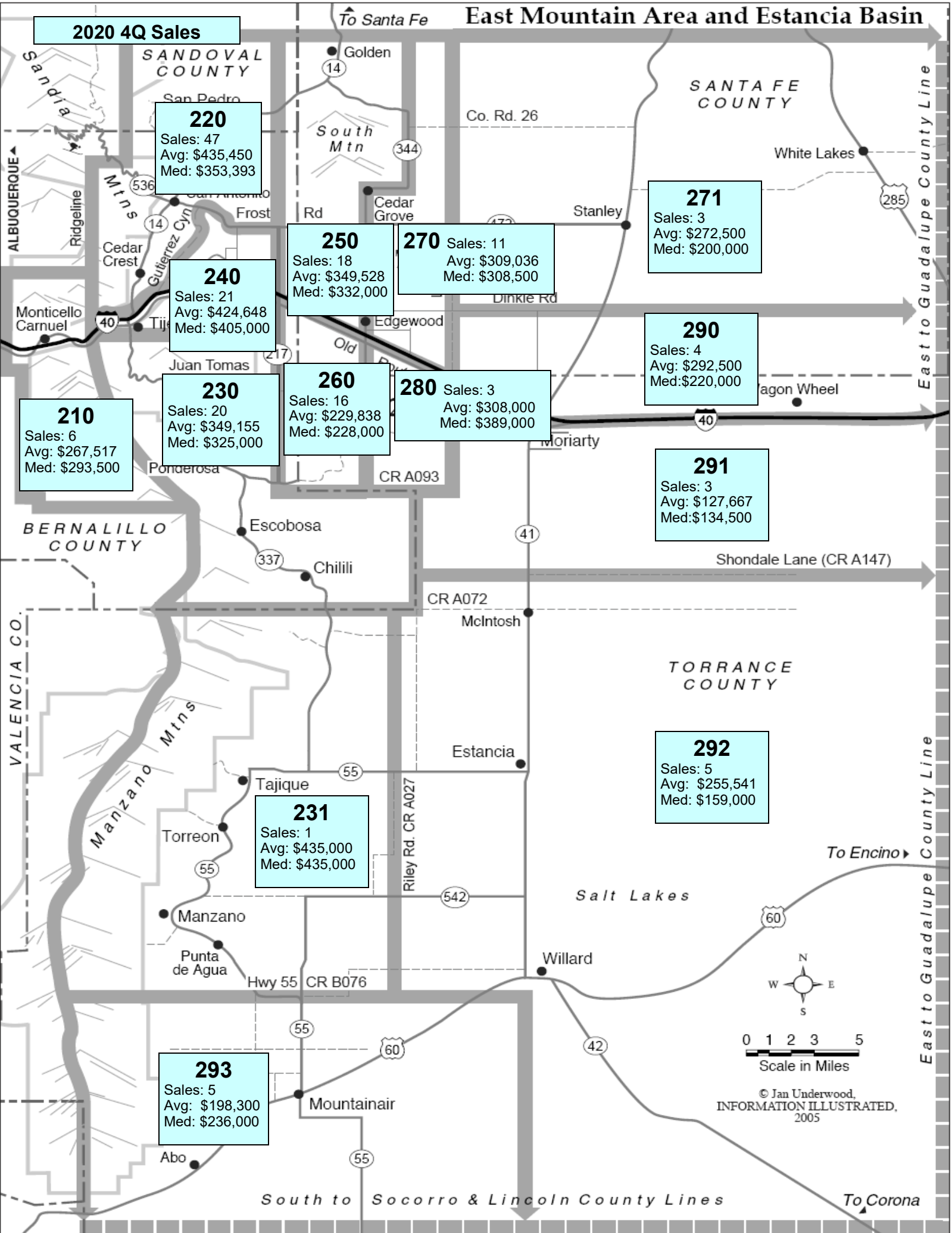
280 Sales: 3
Avg: \$308,000
Med: \$389,000

291
Sales: 3
Avg: \$127,667
Med: \$134,500

231
Sales: 1
Avg: \$435,000
Med: \$435,000

292
Sales: 5
Avg: \$255,541
Med: \$159,000

293
Sales: 5
Avg: \$198,300
Med: \$236,000



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VALENCIA COUNTY

2020 4Q Sales

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 61
Avg: \$254,765
Med: \$250,000

710
Sales: 18
Avg: \$337,972
Med: \$270,000

701
Sales: 40
Avg: \$232,392
Med: \$229,500

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

711
Sales: 24
Avg: \$348,918
Med: \$351,314

720
Sales: 2
Avg: \$209,750
Med: \$209,750

740
Sales: 19
Avg: \$320,831
Med: \$345,000

721
Sales: 31
Avg: \$176,801
Med: \$173,000

730
Sales: 0
Avg: N/A
Med: N/A

750
Sales: 3
Avg: \$236,800
Med: \$249,000

741
Sales: 18
Avg: \$185,525
Med: \$132,500

742
Sales: 5
Avg: \$262,180
Med: \$218,400

760
Sales: 20
Avg: \$200,425
Med: \$177,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

