



Greater Albuquerque Association of REALTORS®

Q4 2022 Market Report



SWMLS - All Residential Property types compared year-over-year.

Median Sale Price

4th QTR 2022	4th QTR 2021
Detached: \$325,000	Detached: \$303,000
Attached: \$241,250	Attached: \$218,000

% Change (Detached)
+7.26%

Total Dollar Volume

4th QTR 2022	4th QTR 2021
Detached: \$763.9	Detached: \$1,163.0
Attached: \$58.3	Attached: \$78.4

% Change (Detached)
-34.32%

Average Sales Price

4th QTR 2022	4th QTR 2021
Detached: \$369,323	Detached: \$354,480
Attached: \$239,219	Attached: \$222,646

% Change (Detached)
+4.19%

Closed Sales

4th Qtr 2022	4th Qtr 2021
Detached : 2,067	Detached: 3,281
Attached: 244	Attached: 352

% Change (Detached)
-37%

Average Days on Market

4th QTR 2022	4th QTR 2021
Detached: 25	Detached: 16
Attached: 15	Attached: 13

% Change (Detached)
+56.25%

New Listings

4th QTR 2022	4th QTR 2021
Detached: 2,281	Detached: 2,852
Attached: 231	Attached: 278

% Change (Detached)
-20.02%

Contact

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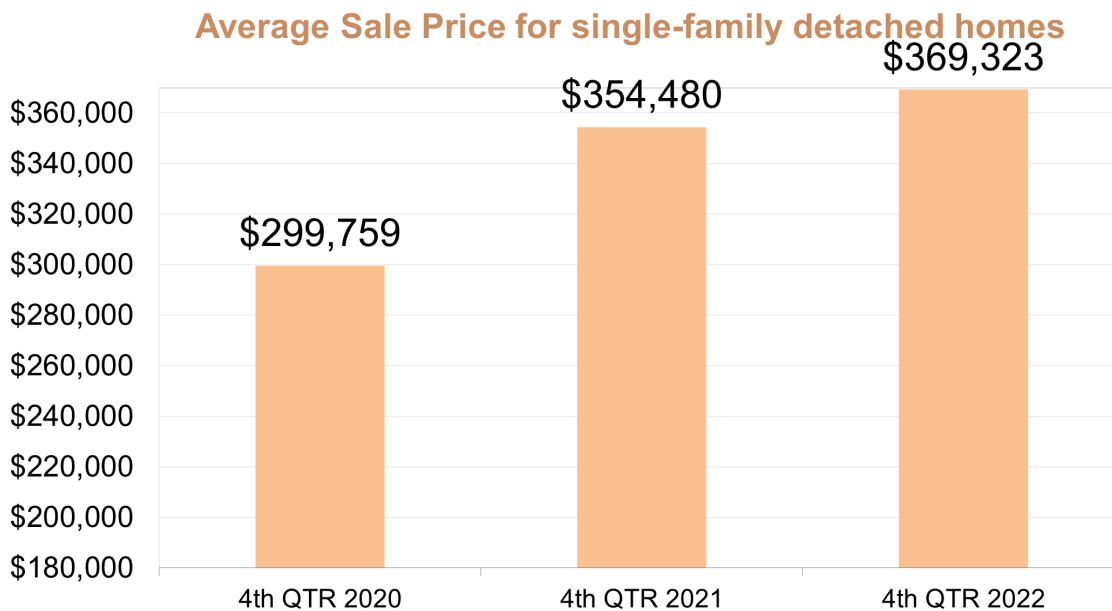
4th QTR 2022 & 2021 RECAP for Greater Albuquerque Areas
 Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2022	2021	% of Change
Average Sale Price:	\$369,323	\$354,480	4.19%
Median Sale Price:	\$325,000	\$303,000	7.26%
Total Sold & Closed:	2,067	3,281	-37.00%
Total Dollar Volume*:	\$763.9	\$1,163.0	-34.32%
New Listings:	2,281	2,852	-20.02%
Days on Market:	25	16	56.25%

Class R2	2022	2021	% of Change
Average Sale Price:	\$239,219	\$222,646	7.44%
Median Sale Price:	\$241,250	\$218,000	10.67%
Total Sold & Closed:	244	352	-30.68%
Total Dollar Volume*:	\$58.3	\$78.4	-25.64%
New Listings:	231	278	-16.91%
Days on Market:	15	13	15.38%

The numbers above reflect the time periods between October 1st and December 31st of 2021 and 2022.

*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 2022 & 2021 RECAP for Albuquerque (Areas 10-121)

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

Class R1	2022	2021	% of Change
Average Sale Price:	\$371,102	\$348,912	6.36%
Median Sale Price:	\$320,000	\$297,000	7.74%
Total Sold & Closed:	1,424	2,120	-32.83%
Total Dollar Volume*:	\$528.4	\$739.7	-28.57%
New Listings:	1,445	1,816	-20.43%
Days on Market:	23	15	53.33%

Class R2	2022	2021	% of Change
Average Sale Price:	\$245,045	\$225,090	8.87%
Median Sale Price:	\$244,288	\$218,000	12.06%
Total Sold & Closed:	212	312	-32.05%
Total Dollar Volume*:	\$51.9	\$70.2	-26.07%
New Listings:	200	246	-18.70%
Days on Market:	14	14	0.00%

The numbers above reflect the time periods between October 1st and December 31st of 2021 and 2022.

*Total Dollar Volume (millions)

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4th QTR 2022 & 2021 RECAP for Rio Rancho (Areas 140-162)

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

Class R1	2022	2021	% of Change
Average Sale Price:	\$368,809	\$332,977	10.76%
Median Sale Price:	\$344,500	\$310,000	11.13%
Total Sold & Closed:	381	589	-35.31%
Total Dollar Volume*:	\$140.5	\$196.1	-28.35%
New Listings:	426	531	-19.77%
Days on Market:	28	14	100.00%

Class R2	2022	2021	% of Change
Average Sale Price:	\$227,038	\$208,706	8.78%
Median Sale Price:	\$245,000	\$231,500	5.83%
Total Sold & Closed:	20	25	-20.00%
Total Dollar Volume*:	\$4.5	\$5.1	-11.76%
New Listings:	20	21	-4.76%

The numbers above reflect the time periods between October 1st and December 31st of 2021 and 2022.

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4th QTR 2022 & 2021 RECAP for East Mountains (Areas 210-293)

Class R1 (Existing Single-Family Detached)

Class R1	2022	2021	% of Change
Average Sale Price:	\$434,534	\$404,306	7.48%
Median Sale Price:	\$400,000	\$375,000	6.67%
Total Sold & Closed:	107	198	-45.96%
Total Dollar Volume*:	\$46.5	\$80.0	-41.88%
New Listings:	89	139	-35.97%
Days on Market:	39	26	50.00%

4th QTR 2022 & 2021 RECAP for Valencia County (Areas 690-760)

Class R1 (Existing Single-Family Detached)

Class R1	2022	2021	% of Change
Average Sale Price:	\$309,233	\$283,050	9.25%
Median Sale Price:	\$290,000	\$268,000	8.21%
Total Sold & Closed:	155	264	-41.29%
Total Dollar Volume*:	\$47.9	\$74.7	-35.88%
New Listings:	233	270	-13.70%
Days on Market:	38	17	123.53%

The numbers above reflect the time periods between October 1st and December 31st of 2021 and 2022.

*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 2022 Area Summary for Single-Family Home sales

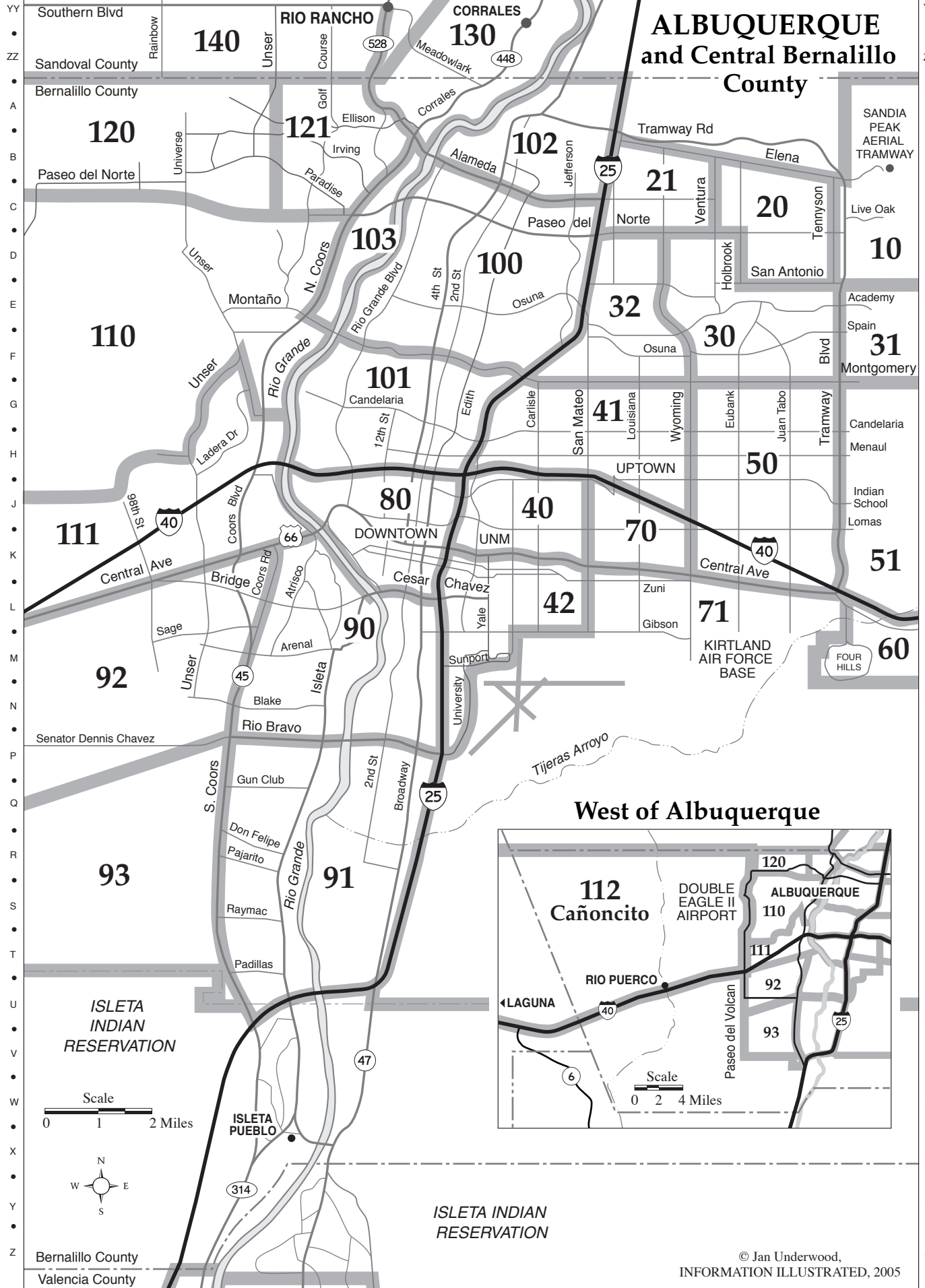
		Sales	Change from 4th QTR 2021	Average Sale Price	Change from 4th QTR 2021	Median Sale Price	Change from 4th QTR 2021
10	Sandia Heights	19	-29.63%	\$754,711	13.13%	\$750,000	3.45%
20	North Albuquerque Acres	18	-47.06%	\$755,550	-5.56%	\$793,500	4.46%
21	Albuquerque Acres West	45	-32.84%	\$523,715	-2.82%	\$475,000	5.56%
30	Far NE Heights	108	-4.42%	\$419,235	-7.17%	\$355,000	-5.33%
31	Foothills North	24	-27.27%	\$662,134	-16.50%	\$587,975	-8.13%
32	Academy West	64	6.67%	\$284,703	-17.60%	\$277,500	-13.95%
40	UNM	42	-44.74%	\$431,940	11.36%	\$370,000	0.41%
41	Uptown	83	-29.06%	\$278,000	4.21%	\$279,000	7.31%
42	UNM South	36	-40.98%	\$279,485	-12.11%	\$271,000	-1.45%
50	NE Heights	163	-35.32%	\$282,770	6.84%	\$267,000	5.53%
51	Foothills South	44	-20.00%	\$394,476	-5.10%	\$368,500	-6.71%
60	Four Hills	18	-25.00%	\$439,528	5.00%	\$412,500	5.77%
70	Fairgrounds	39	25.81%	\$251,655	8.15%	\$240,000	6.67%
71	Southeast Heights	59	-28.05%	\$314,738	2.12%	\$298,000	-0.17%
72	Mesa Del Sol	15	0.00%	\$379,629	5.74%	\$357,070	-6.03%
80	Downtown	45	-6.25%	\$300,994	-11.19%	\$283,000	0.18%
90	Near South Valley	44	-18.52%	\$219,645	3.76%	\$215,000	5.91%
91	Valley Farms	28	7.69%	\$392,068	-1.09%	\$290,000	-11.99%
92	Southwest Heights	157	-24.52%	\$251,971	10.36%	\$250,000	8.70%
93	Pajarito	7	75.00%	\$339,714	11.11%	\$289,000	24.30%
100	North Valley	48	4.35%	\$408,331	-30.03%	\$360,500	-19.80%
101	Near North Valley	56	-24.32%	\$379,220	9.04%	\$304,690	1.58%
102	Far North Valley	8	166.67%	\$564,125	6.91%	\$527,500	-7.94%
103	West River Valley	3	-57.14%	\$1,171,667	96.85%	\$1,350,000	128.81%
110	Northwest Heights	156	-23.15%	\$429,978	12.15%	\$375,000	7.14%
111	Ladera Heights	139	4.51%	\$285,100	6.92%	\$272,500	9.00%
112	Canoncito	0	-100.00%	\$0	-100.00%	\$0	-100.00%
120	Paradise West	114	-32.14%	\$337,769	12.89%	\$327,500	11.28%
121	Paradise East	71	-27.55%	\$353,724	2.51%	\$349,000	7.38%
130	Corrales	25	-47.92%	\$743,585	3.74%	\$725,000	8.86%
140	Rio Rancho South	58	-6.45%	\$392,647	8.44%	\$360,000	2.49%
141	Rio Rancho Southwest	1	-75.00%	\$229,000	4.58%	\$229,000	1.78%
150	Rio Rancho Mid	125	-33.16%	\$317,517	-0.37%	\$295,000	5.36%
151	Rio Rancho Mid-North	49	-25.76%	\$427,109	9.99%	\$395,000	9.72%
152	Rio Rancho Mid-West	15	36.36%	\$302,101	40.88%	\$284,000	32.71%
160	Rio Rancho North	93	-40.38%	\$420,413	10.96%	\$400,000	8.11%
161	Rio Rancho Central	65	-36.89%	\$288,803	13.93%	\$275,000	7.84%
162	Rio Rancho Northwest	0	0.00%	\$288,804	0.00%	\$275,001	0.00%
170	Bernalillo/Algodones	26	52.94%	\$380,573	-8.58%	\$307,500	-16.59%
180	Placitas	34	-24.44%	\$650,240	-5.53%	\$600,000	-11.33%
210-293	East Mountain Area	107	-45.96%	\$434,534	7.48%	\$400,000	6.67%
690-760	Valencia County	155	-41.29%	\$309,233	9.25%	\$290,000	8.21%

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4th QTR 2022 Area Summary for Single-Family Home sales

210	Carnuel/Monticello	3	N/A	\$341,333	N/A	\$289,000	N/A
220	North of I-40	33	-35.29%	\$498,455	-1.90%	\$465,000	3.91%
230	South of I-40	21	-30.00%	\$338,236	-23.51%	\$305,000	-26.24%
231	Manzano Mountain	7	250.00%	\$323,286	-28.16%	\$220,000	-51.11%
240	Zuzax Tijeras	20	-23.08%	\$440,714	0.06%	\$395,000	-0.38%
250	NW Edgewood	19	-34.48%	\$380,247	2.23%	\$375,000	4.17%
260	South 217	11	-35.29%	\$226,173	-35.88%	\$196,000	-44.00%
270	NE Edgewood	13	-40.91%	\$301,111	-7.77%	\$245,000	-16.52%
271	Stanley	1	0.00%	\$325,000	-13.33%	\$325,000	-13.33%
280	SE Edgewood	13	225.00%	\$250,592	-16.22%	\$270,000	-10.30%
290	North Moriarty	4	33.33%	\$196,000	-34.59%	\$199,500	-30.00%
291	South Moriarty	10	66.67%	\$154,790	11.53%	\$110,000	-26.91%
292	Estancia McIntosh	4	100.00%	\$430,000	290.91%	\$227,500	106.82%
293	Mountainair	3	-25.00%	\$103,333	-56.76%	\$100,000	-61.90%
690	West Valencia County	1	100.00%	\$55,800	0.00%	\$55,800	0.00%
700	Los Lunas	49	-26.87%	\$337,503	8.33%	\$330,000	14.98%
701	W Los Lunas	22	-47.62%	\$341,514	12.98%	\$321,500	8.61%
710	Bosque/Peralta	13	-13.33%	\$433,992	43.13%	\$349,900	20.66%
711	East Los Lunas/Tome	6	-72.73%	\$266,667	-29.21%	\$272,500	-25.43%
720	Meadowlake/El Cerro	13	333.33%	\$148,262	-11.22%	\$168,000	4.35%
721	Las Maravillas	21	-36.36%	\$231,320	5.69%	\$225,000	7.14%
730	West Belen	10	233.33%	\$193,370	-48.91%	\$175,000	-60.23%
740	Los Chavez	10	-65.52%	\$241,620	-15.15%	\$274,900	3.74%
741	Belen	15	-31.82%	\$202,840	12.72%	\$162,500	-5.80%
742	Jarales Bosque	5	150.00%	\$245,800	-6.34%	\$210,000	-19.98%
750	Adelino	3	-57.14%	\$311,667	7.96%	\$295,000	1.72%
760	Rio Communities/Tierra Grande	32	68.42%	\$222,553	-10.00%	\$212,500	-5.56%

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



ALBUQUERQUE and Central Bernalillo County

West of Albuquerque

ISLETA
INDIAN
RESERVATION

Scale
0 1 2 Miles



Bernalillo County
Valencia County

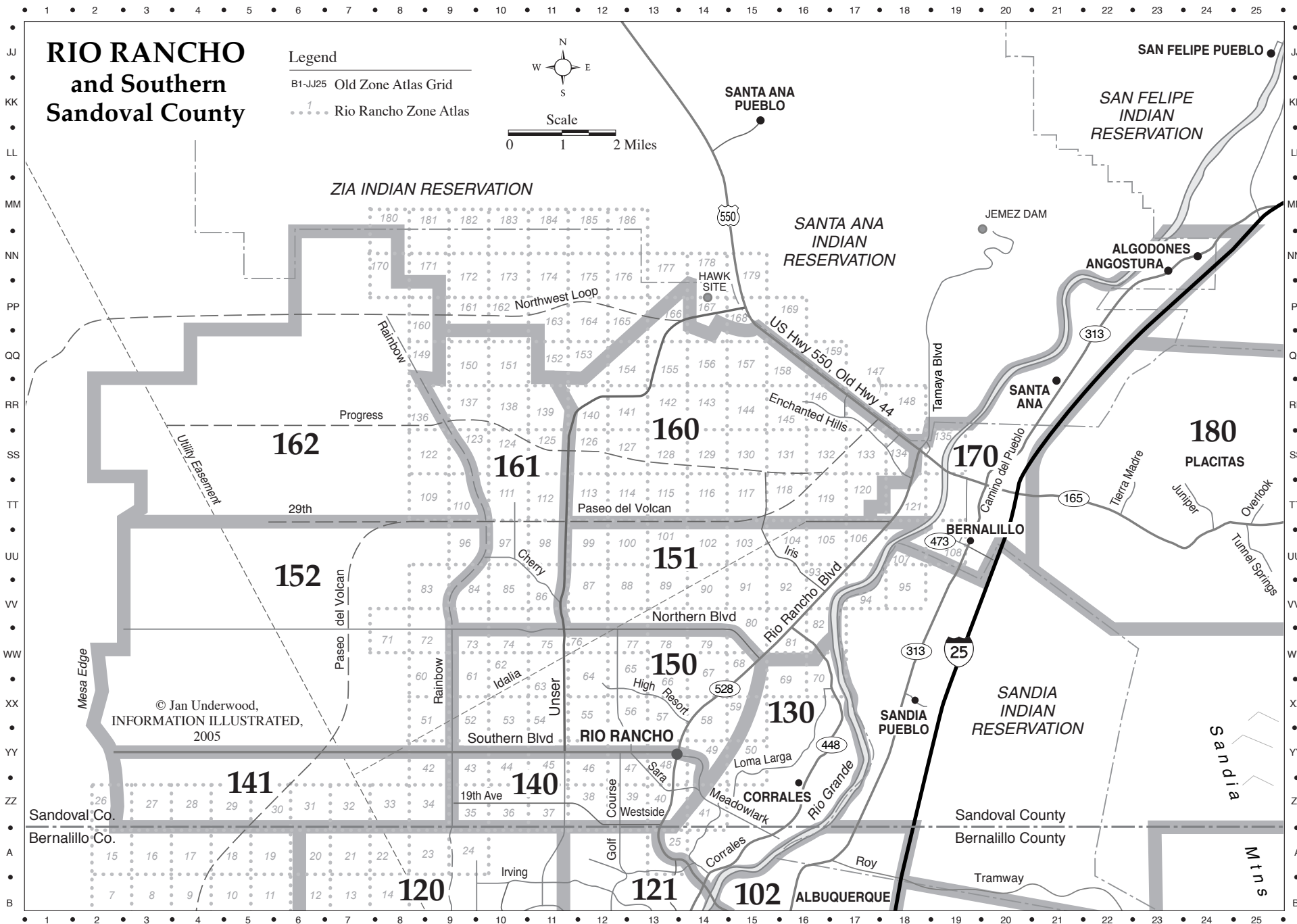
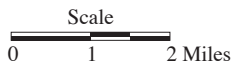
ISLETA INDIAN
RESERVATION

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RIO RANCHO and Southern Sandoval County

Legend

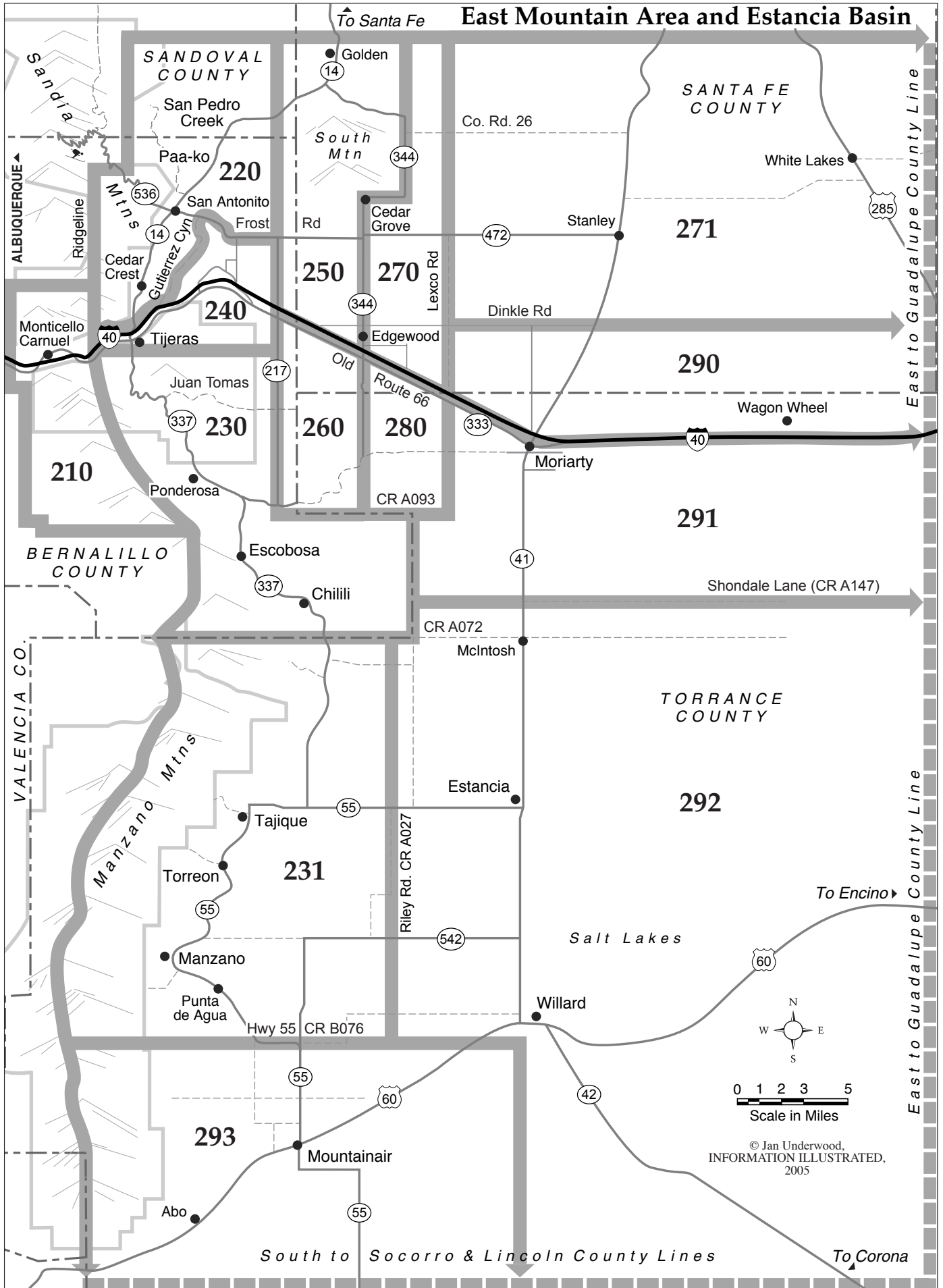
- B1-JJ25 Old Zone Atlas Grid
- Rio Rancho Zone Atlas



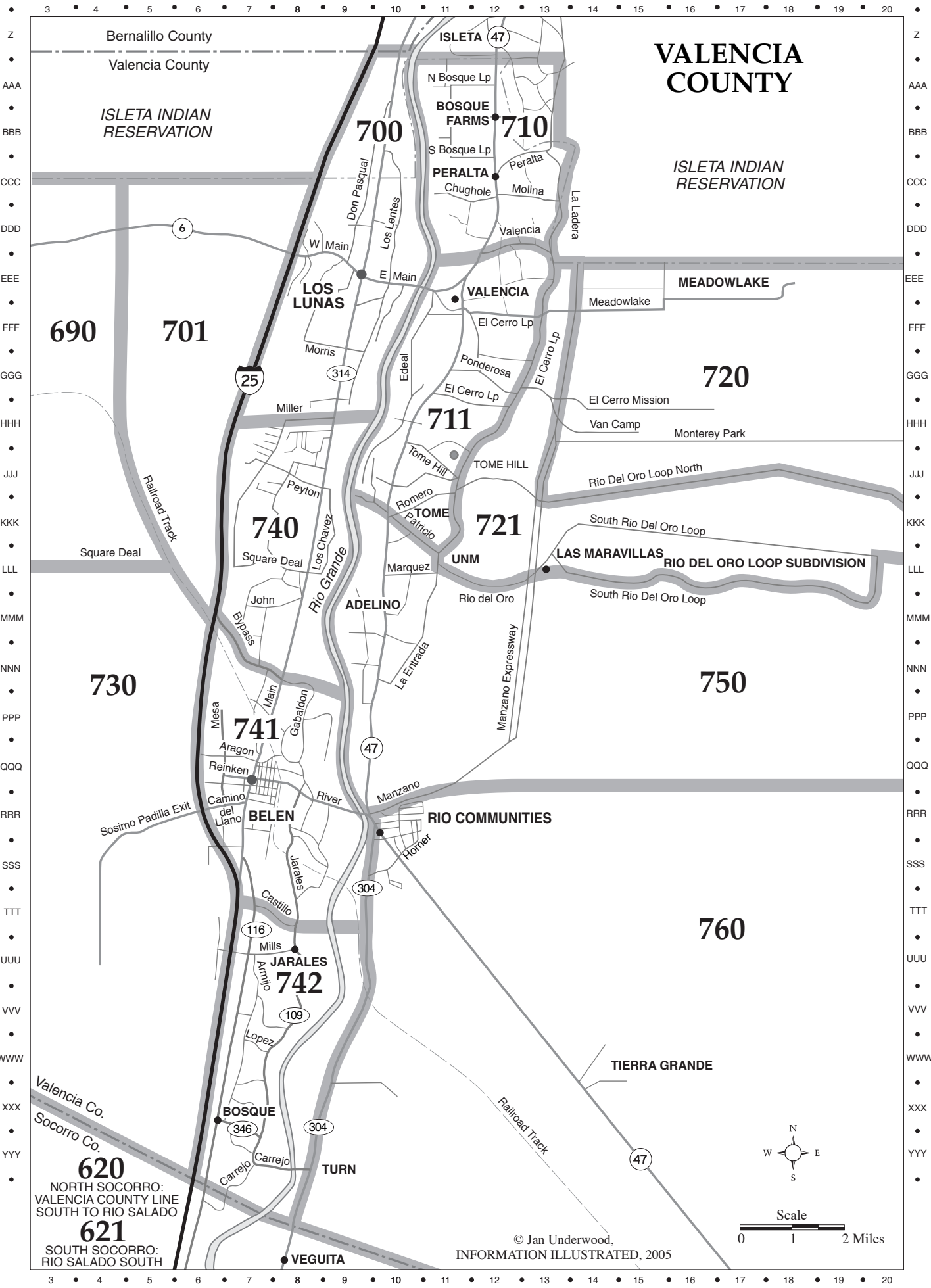
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Sandia
Mtns

East Mountain Area and Estancia Basin



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Bernalillo County

Valencia County

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

690

701

700

710

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

TOME HILL

721

Square Deal

740

UNM

LAS MARAVILLAS

RIO DEL ORO LOOP SUBDIVISION

730

741

750

Sosimo Padilla Exit

BELEN

RIO COMMUNITIES

760

JARALES

742

Valencia Co.
Socorro Co.

620

NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621

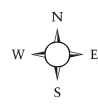
SOUTH SOCORRO:
RIO SALADO SOUTH

BOSQUE

TURN

VEGUITA

TIERRA GRANDE



Scale



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