

Quarterly market

REPORT

4th QTR 2021

Quarterly Highlights

- The average sale price of single-family detached home in the 4th Quarter 2021 was \$354,480 a 18.25% increase from 4th Quarter 2020.
- Single-family detached home sales decreased 5.01% from 4th Quarter 2020 to 3,281

New Listings	Closed Sales	Average Sale \$
Detached: 2,852 Attached: 278	Detached: 3,281 Attached: 278	Detached: \$354,480 Attached: \$222,646
4th QTR 2020 Detached: 3,454 Attached: 350	4th QTR 2020 Detached: 3,454 Attached: 350	4th QTR 2020 Detached: \$299,759 Attached: \$192,469
% Change (Detached) -11.89%	% Change (Detached) -5.01%	% Change (Detached) +18.25%



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Contact

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4th QTR 2021 & 2020 RECAP for Greater Albuquerque Areas

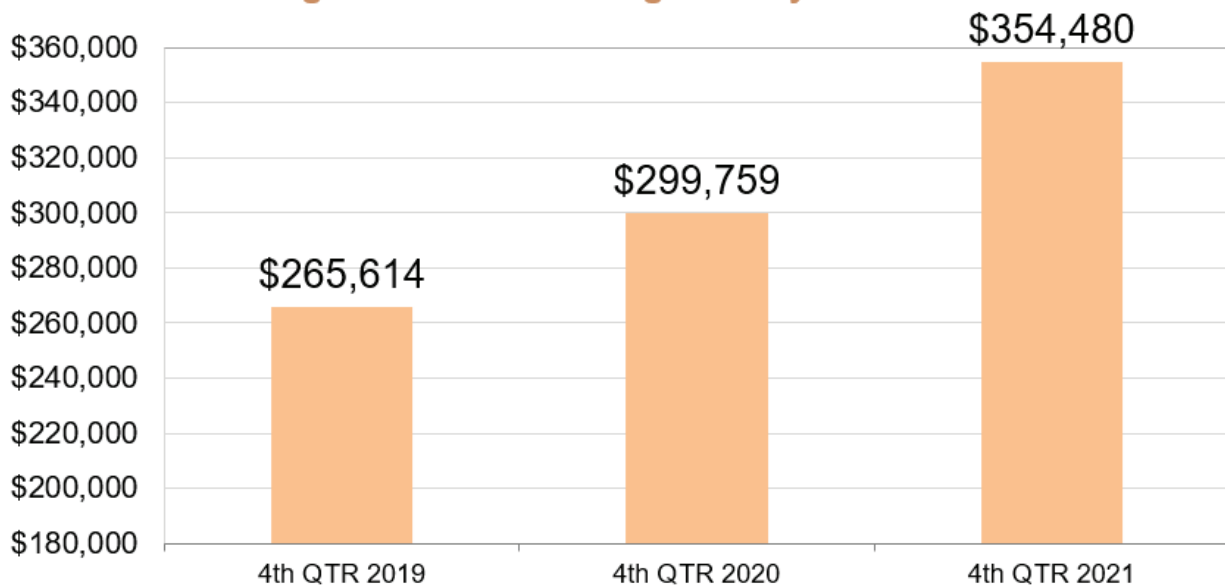
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2021	2020	% of Change
Average Sale Price:	\$354,480	\$299,759	18.25%
Median Sale Price:	\$303,000	\$259,000	16.99%
Total Sold & Closed:	3,281	3,454	-5.01%
Total Dollar Volume*:	\$1,163.0	\$1,035.4	12.32%
New Listings:	2,852	3,237	-11.89%
Days on Market:	16	20	-20.00%

Class R2	2021	2020	% of Change
Average Sale Price:	\$222,646	\$192,469	15.68%
Median Sale Price:	\$218,000	\$179,950	21.14%
Total Sold & Closed:	352	362	-2.76%
Total Dollar Volume*:	\$78.4	\$69.7	12.48%
New Listings:	278	350	-20.57%
Days on Market:	13	16	-18.75%

The numbers above reflect the time period between October 1st and December 31st of 2020 and 2021.

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 2021 & 2020 RECAP for Albuquerque (Areas 10-121)

Class R1	2021	2020	% of Change
Average Sale Price:	\$348,912	\$309,178	12.85%
Median Sale Price:	\$297,000	\$261,500	13.58%
Total Sold & Closed:	2,120	2,380	-10.92%
Total Dollar Volume*:	\$739.7	\$735.8	0.53%
New Listings:	1,816	2,158	-15.85%
Days on Market:	15	18	-16.67%

Class R2	2021	2020	% of Change
Average Sale Price:	\$225,090	\$192,998	16.63%
Median Sale Price:	\$218,000	\$179,950	21.14%
Total Sold & Closed:	312	324	-3.70%
Total Dollar Volume*:	\$70.2	\$62.5	12.32%
New Listings:	246	314	-21.66%
Days on Market:	14	16	-12.50%

4th QTR 2021 & 2020 RECAP for Rio Rancho (Areas 140-162)

Class R1	2021	2020	% of Change
Average Sale Price:	\$332,977	\$270,934	22.90%
Median Sale Price:	\$310,000	\$251,560	23.23%
Total Sold & Closed:	589	670	-12.09%
Total Dollar Volume*:	\$196.1	\$181.5	8.04%
New Listings:	531	619	-14.22%
Days on Market:	14	18	-22.22%

Class R2	2021	2020	% of Change
Average Sale Price:	\$208,706	\$185,946	12.24%
Median Sale Price:	\$231,500	\$198,500	16.62%
Total Sold & Closed:	25	28	-10.71%
Total Dollar Volume*:	\$5.1	\$5.2	-1.92%
New Listings:	21	24	-12.50%
Days on Market:	5	8	-37.50%

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

4th QTR 2021 & 2020 RECAP for East Mountains (Areas 210-293, Detached Only)

Class R1	2021	2020	% of Change
Average Sale Price:	\$404,306	\$308,165	31.20%
Median Sale Price:	\$375,000	\$290,000	29.31%
Total Sold & Closed:	198	151	31.13%
Total Dollar Volume*:	\$80.0	\$46.5	72.04%
New Listings:	139	141	-1.42%
Days on Market:	26	56	-53.57%

4th QTR 2021 & 2020 RECAP for Valencia County (Areas 690-760, Detached Only)

Class R1	2021	2020	% of Change
Average Sale Price:	\$283,050	\$214,122	32.19%
Median Sale Price:	\$268,000	\$195,000	37.44%
Total Sold & Closed:	264	187	41.18%
Total Dollar Volume*:	\$74.7	\$40.0	86.75%
New Listings:	270	212	27.36%
Days on Market:	17	58	-70.69%

The numbers above reflect the time period between October 1st and December 31st of 2021 and 2020.

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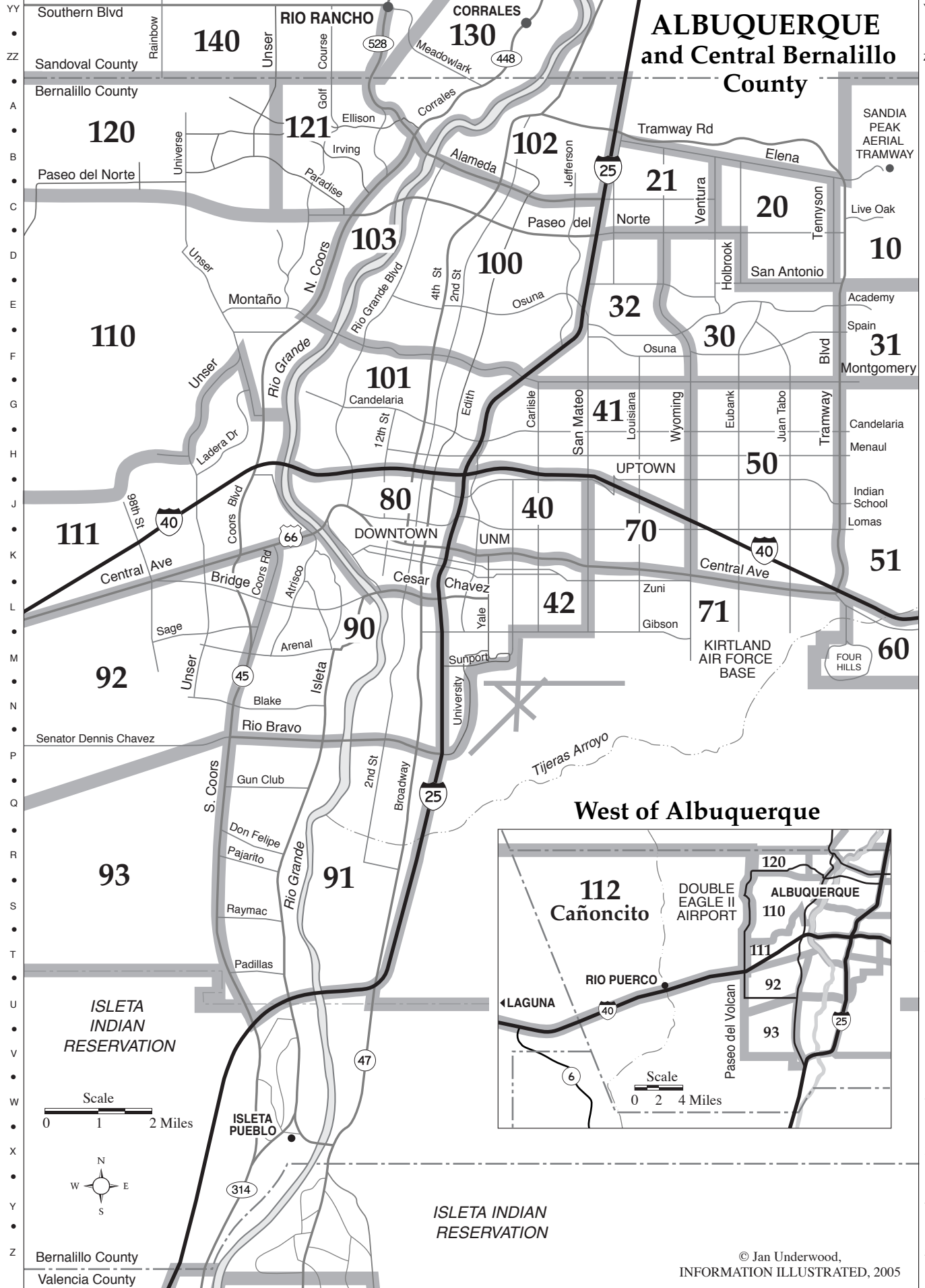
4th QTR 2021 Area Summary for single-family home sales

		Sales	Change from 4th QTR 2020	Average Sale Price	Change from 4th QTR 2020	Median Sale Price	Change from 4th QTR 2020
10	Sandia Heights	27	-18.18%	\$667,121	22.34%	\$725,000	31.82%
20	North Albuquerque Acres	34	-30.61%	\$800,000	17.93%	\$759,625	18.58%
21	Albuquerque Acres West	67	-15.19%	\$538,893	14.49%	\$450,000	8.43%
30	Far NE Heights	113	-27.56%	\$451,620	23.17%	\$375,000	13.64%
31	Foothills North	33	-10.81%	\$792,946	12.61%	\$640,000	9.97%
32	Academy West	60	-15.49%	\$345,530	17.03%	\$322,500	19.89%
40	UNM	76	33.33%	\$387,890	1.65%	\$368,500	4.54%
41	Uptown	117	12.50%	\$266,769	19.09%	\$260,000	20.37%
42	UNM South	61	-8.96%	\$317,993	7.02%	\$275,000	1.85%
50	NE Heights	252	1.20%	\$264,674	17.14%	\$253,000	18.78%
51	Foothills South	55	7.84%	\$415,679	12.26%	\$395,000	14.49%
60	Four Hills	24	-27.27%	\$418,587	6.26%	\$390,000	9.86%
70	Fairgrounds	31	-29.55%	\$232,690	13.72%	\$225,000	21.62%
71	Southeast Heights	82	3.80%	\$308,190	13.72%	\$298,500	8.55%
72	Mesa Del Sol	15	0.00%	\$359,032	1.50%	\$380,000	8.57%
80	Downtown	48	-12.73%	\$338,937	17.98%	\$282,500	16.74%
90	Near South Valley	54	12.50%	\$211,686	6.86%	\$203,000	5.45%
91	Valley Farms	26	-21.21%	\$396,378	16.92%	\$329,500	22.04%
92	Southwest Heights	208	-13.33%	\$228,318	17.45%	\$230,000	20.58%
93	Pajarito	4	-20.00%	\$305,750	44.70%	\$232,500	16.25%
100	North Valley	46	-29.23%	\$583,597	29.87%	\$449,500	36.21%
101	Near North Valley	74	7.25%	\$347,767	11.19%	\$299,950	19.98%
102	Far North Valley	3	-81.25%	\$527,667	-15.29%	\$573,000	26.00%
103	West River Valley	7	-30.00%	\$595,214	-1.39%	\$590,000	31.57%
110	Northwest Heights	203	-21.92%	\$383,386	14.32%	\$350,000	11.11%
111	Ladera Heights	133	-25.70%	\$266,641	15.92%	\$250,000	13.69%
112	Canoncito	1	N/A	\$455,000	N/A	\$455,000	N/A
120	Paradise West	168	6.33%	\$299,212	15.36%	\$294,290	17.72%
121	Paradise East	98	-16.24%	\$345,048	19.00%	\$325,000	21.04%
130	Corrales	48	14.29%	\$716,760	15.41%	\$666,000	22.20%
140	Rio Rancho South	62	-34.74%	\$362,071	18.12%	\$351,250	18.27%
141	Rio Rancho Southwest	4	#DIV/0!	\$218,975	#DIV/0!	\$225,000	#DIV/0!
150	Rio Rancho Mid	187	3.89%	\$318,690	25.92%	\$280,000	21.48%
151	Rio Rancho Mid-North	66	-46.34%	\$388,307	31.01%	\$360,000	36.93%
152	Rio Rancho Mid-West	11	-15.38%	\$214,436	19.46%	\$214,000	22.29%
160	Rio Rancho North	156	27.87%	\$378,896	21.61%	\$370,000	27.15%
161	Rio Rancho Central	103	-22.56%	\$253,487	17.52%	\$255,000	21.43%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	17	-29.17%	\$416,285	21.90%	\$368,650	35.28%
180	Placitas	45	12.50%	\$688,318	20.51%	\$676,645	21.77%
210-293	East Mountain Area	198	21.47%	\$404,306	14.93%	\$375,000	12.61%
690-760	Valencia County	264	9.54%	\$283,050	12.46%	\$268,000	18.64%

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

4th QTR 2021 Area Summary for single-family home sales

		Sales	Change from 4th QTR 2020	Average Sale Price	Change from 4th QTR 2020	Median Sale Price	Change from 4th QTR 2020
210	Carnuel/Monticello	1	N/A	\$76,000	N/A	\$76,000	N/A
220	North of I-40	51	-8.93%	\$508,107	16.32%	\$447,500	4.69%
230	South of I-40	30	30.43%	\$442,195	25.28%	\$413,500	31.69%
231	Manzano Mountain	2	0.00%	\$450,000	241.56%	\$450,000	241.56%
240	Zuzax Tijeras	26	-36.59%	\$440,458	15.79%	\$396,500	8.63%
250	NW Edgewood	29	26.09%	\$371,969	16.52%	\$360,000	10.77%
260	South 217	17	-15.00%	\$352,759	10.04%	\$350,000	20.38%
270	NE Edgewood	22	83.33%	\$326,461	15.22%	\$293,500	24.10%
271	Stanley	1	-50.00%	\$375,000	-1.19%	\$375,000	-1.19%
280	SE Edgewood	4	0.00%	\$299,125	16.28%	\$301,000	18.04%
290	North Moriarty	3	-40.00%	\$299,667	26.60%	\$285,000	21.28%
291	South Moriarty	6	100.00%	\$138,783	45.58%	\$150,500	49.01%
292	Estancia McIntosh	2	-33.33%	\$110,000	23.57%	\$110,000	38.36%
293	Mountainair	4	0.00%	\$239,000	376.57%	\$262,500	782.35%
690	West Valencia County	0	-100.00%	\$0	-100.00%	\$0	-100.00%
700	Los Lunas	67	0.00%	\$311,553	15.43%	\$287,000	17.62%
701	W Los Lunas	42	35.48%	\$302,274	22.62%	\$296,000	24.37%
710	Bosque/Peralta	15	-44.44%	\$303,209	-1.26%	\$290,000	-3.17%
711	East Los Lunas/Tome	22	-4.35%	\$376,698	42.52%	\$365,413	40.60%
720	Meadowlake/El Cerro	3	-50.00%	\$167,000	60.96%	\$161,000	45.37%
721	Las Maravillas	33	-26.67%	\$218,871	30.72%	\$210,000	25.75%
730	West Belen	3	50.00%	\$378,500	94.60%	\$440,000	126.22%
740	Los Chavez	29	31.82%	\$284,760	23.06%	\$265,000	34.25%
741	Belen	22	0.00%	\$179,950	27.62%	\$172,500	27.54%
742	Jarales Bosque	2	0.00%	\$262,450	156.67%	\$262,450	156.67%
750	Adelino	7	75.00%	\$288,700	17.12%	\$290,000	15.08%
760	Rio Communities/Tierra Grande	19	-38.71%	\$247,270	45.40%	\$225,000	35.14%



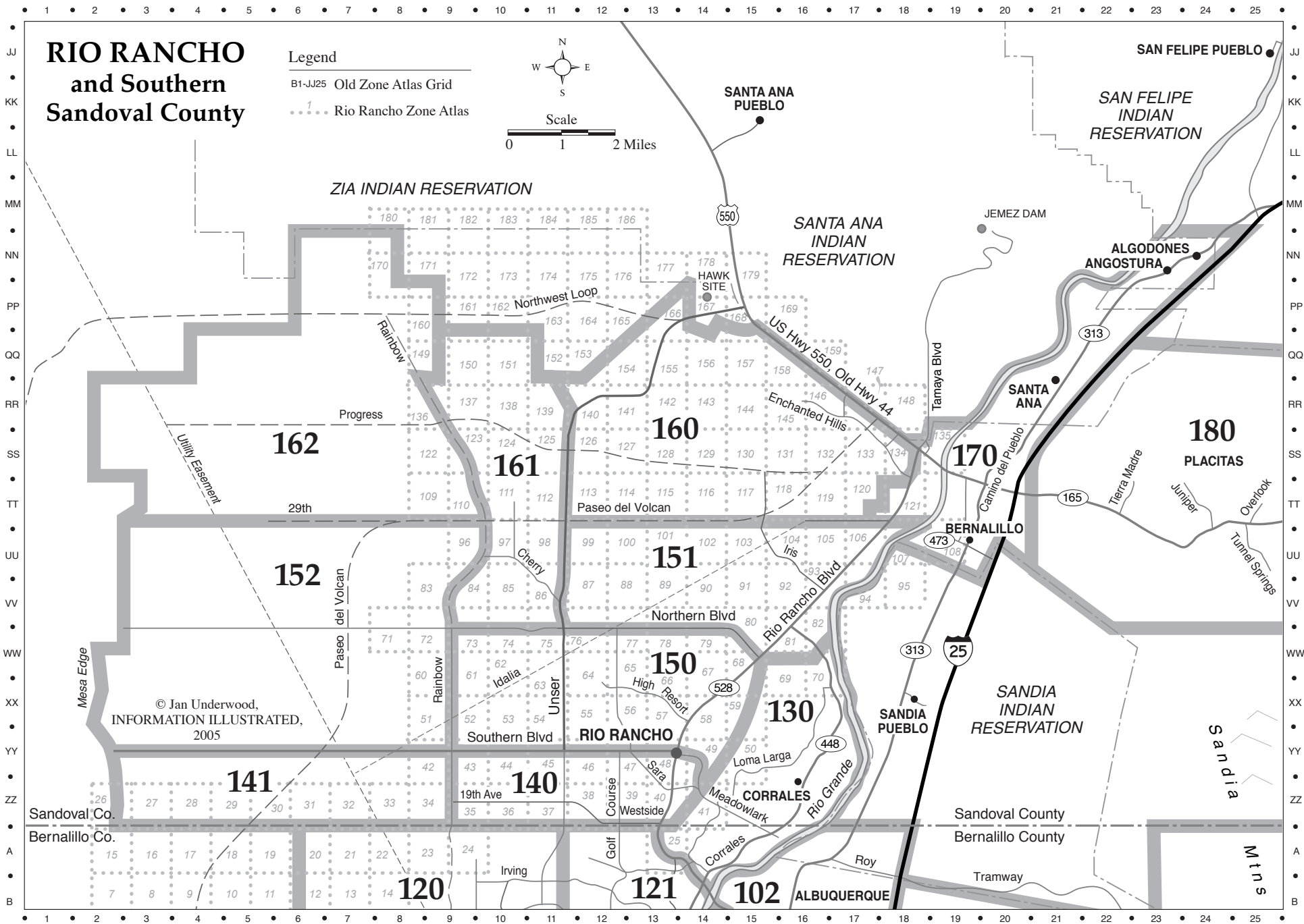
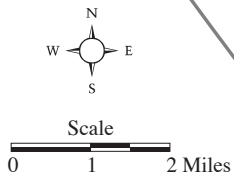
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RIO RANCHO and Southern Sandoval County

Legend

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



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Sandoval Co.

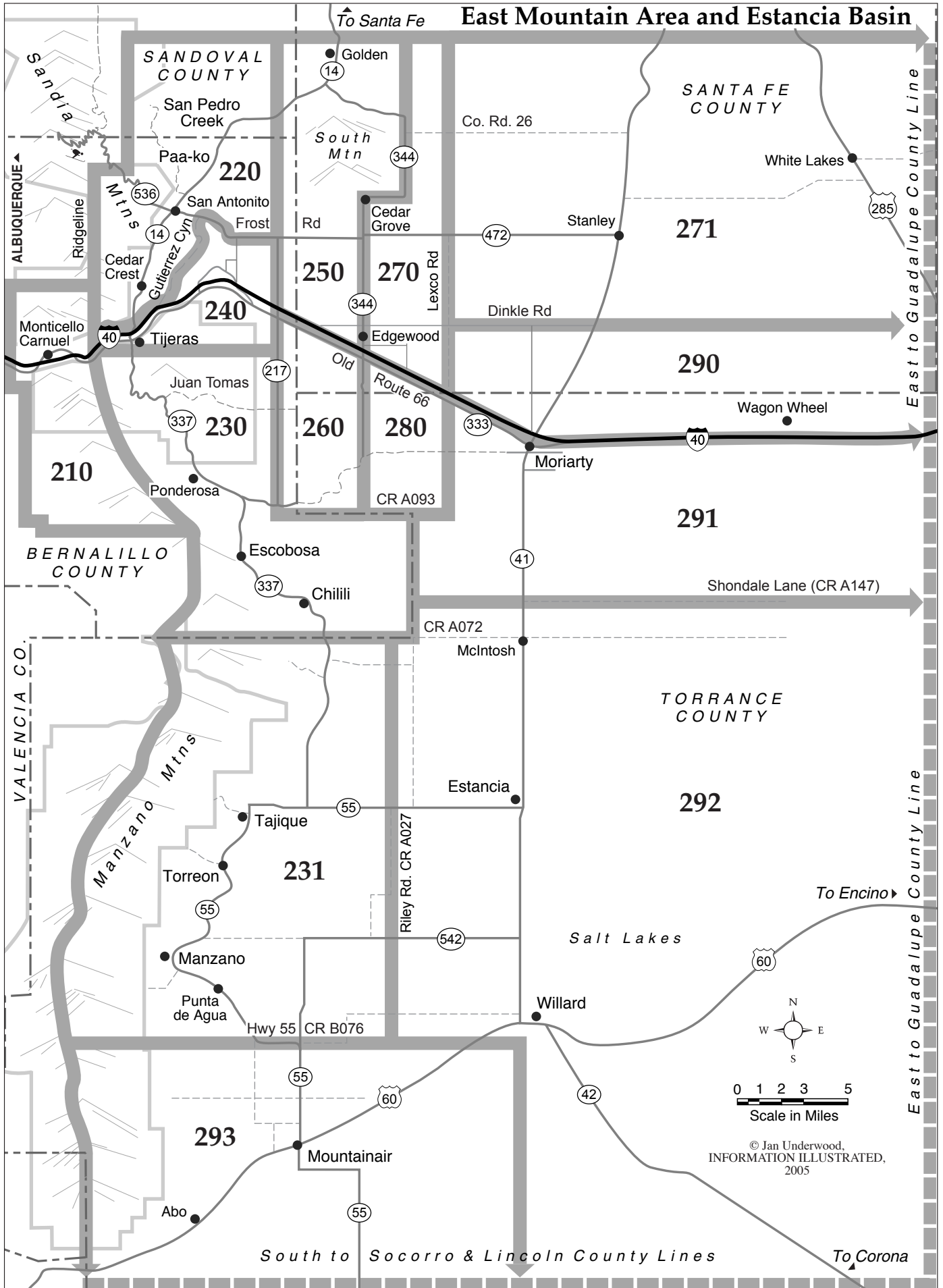
Bernalillo Co.

Sandoval County

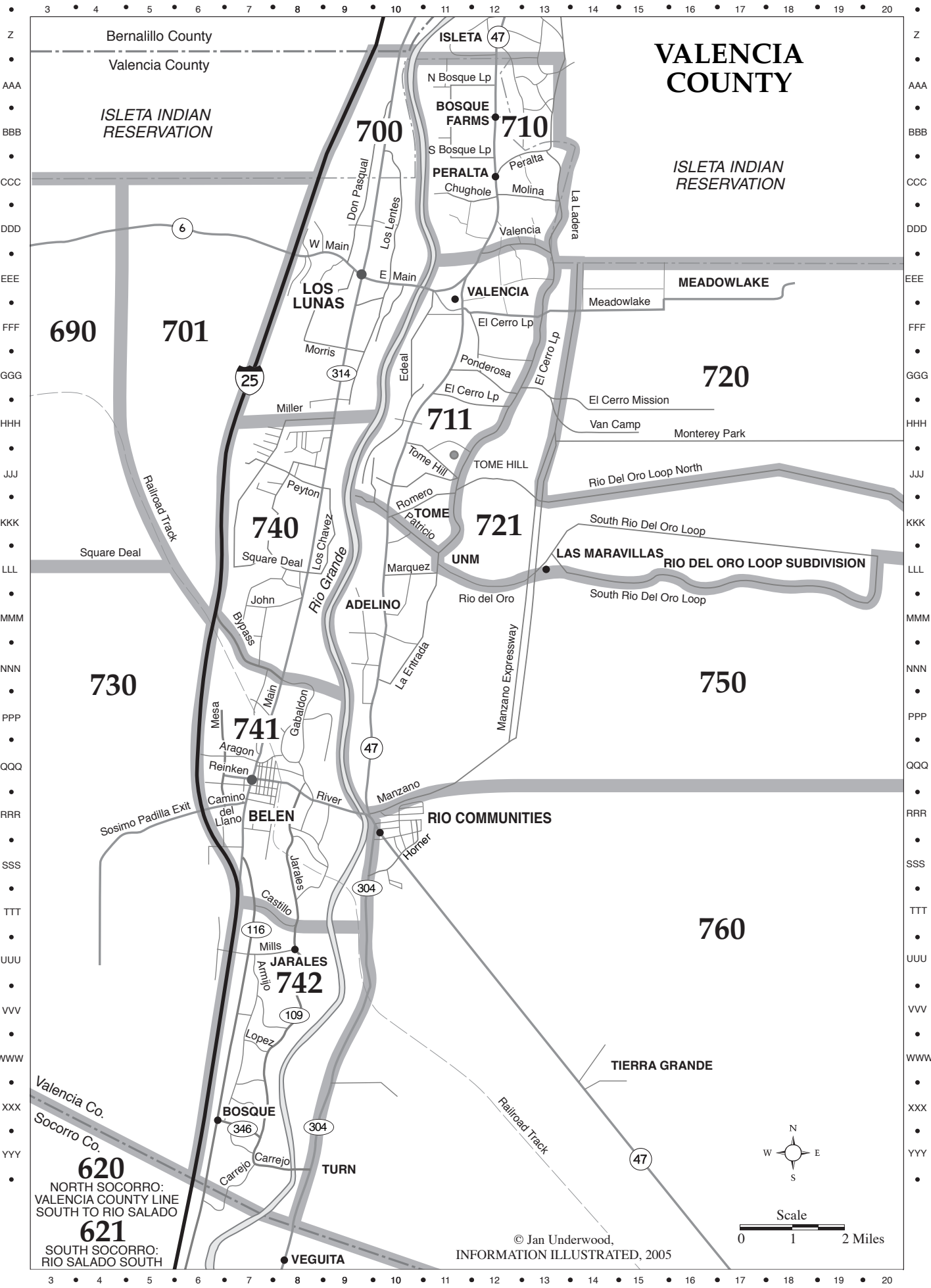
Bernalillo County

Sandia
Mtns

East Mountain Area and Estancia Basin



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VALENCIA COUNTY

Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

690

701

700

710

720

711

740

721

730

750

741

760

620

621

NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

SOUTH SOCORRO:
RIO SALADO SOUTH

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