

Greater Albuquerque Area Monthly Housing Trends - 2021 vs. 2022

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

Data on this page was obtained from the Monthly Market Reports pulled from the MLS on the 5th of each month.

Month	Average \$, 2021	Average \$, 2022	Median \$, 2021	Median \$, 2022	Interest Rate '21	Interest Rate '22	Sales 2021	Sales 2022	Pending 2021	Pending 2022	New 2021	New 2022
JANUARY												
Class R1	\$ 301,558	\$349,664	\$ 257,950	\$ 310,000	2.65%	3.22%	882	799	1,181	907	1,068	910
Class R2	\$ 186,390	\$216,379	\$ 180,000	\$ 210,500			<u>92</u> 974	<u>94</u> 893	<u>108</u> 1,289	<u>98</u> 1,005	<u>107</u> 1,175	<u>76</u> 986
FEBRUARY												
Class R1	\$ 310,801	\$367,566	\$ 265,000	\$ 315,000	2.73%	3.55%	887	718	1,151	984	1,002	913
Class R2	\$ 204,438	\$245,628	\$ 195,000	\$ 242,500			<u>83</u> 970	<u>68</u> 786	<u>129</u> 1,280	<u>97</u> 1,081	<u>132</u> 1,134	<u>87</u> 1,000
MARCH												
Class R1	\$ 311,287	\$372,002	\$ 270,000	\$ 325,000	3.02%	3.76%	1,153	1,020	1,322	1,145	1,288	1,136
Class R2	\$ 201,904	\$245,759	\$ 190,250	\$ 233,000			<u>127</u> 1,280	<u>111</u> 1,131	<u>164</u> 1,486	<u>103</u> 1,248	<u>149</u> 1,437	<u>115</u> 1,251
APRIL												
Class R1	\$ 328,768	\$388,604	\$ 283,375	\$ 335,000	3.18%	4.72%	1,113	968	1,364	1,124	1,415	1,266
Class R2	\$ 223,222	\$246,030	\$ 215,000	\$ 240,000			<u>127</u> 1,240	<u>98</u> 1,066	<u>149</u> 1,513	<u>120</u> 1,244	<u>145</u> 1,560	<u>126</u> 1,392
MAY												
Class R1	\$ 333,448	\$401,326	\$ 290,000	\$ 340,500	2.96%	5.27%	1,148	1,049	1,428	1,174	1,423	1,291
Class R2	\$ 214,250	\$257,939	\$ 210,000	\$ 250,000			<u>121</u> 1,269	<u>105</u> 1,154	<u>160</u> 1,588	<u>141</u> 1,315	<u>145</u> 1,568	<u>132</u> 1,423
JUNE												
Class R1	\$ 341,350	\$383,841	\$ 305,000	\$ 330,000	2.99%	5.09%	1,276	1,062	1,338	1,081	1,472	1,334
Class R2	\$ 221,670	\$238,449	\$ 214,479	\$ 230,500			<u>145</u> 1,421	<u>117</u> 1,179	<u>142</u> 1,480	<u>105</u> 1,186	<u>136</u> 1,608	<u>110</u> 1,444
JULY												
Class R1	\$ 349,999	\$379,627	\$ 300,000	\$ 334,250	2.98%	5.30%	1,314	948	1,398	1,066	1,569	1,292
Class R2	\$ 218,898	\$246,296	\$ 205,000	\$ 234,500			<u>129</u> 1,443	<u>108</u> 1,056	<u>159</u> 1,557	<u>114</u> 1,180	<u>182</u> 1,751	<u>116</u> 1,408
AUGUST												
Class R1	\$ 343,708	\$376,394	\$ 298,000	\$ 330,000	2.77%	4.99%	1,201	997	1,367	1,040	1,401	1,116
Class R2	\$ 220,640	\$250,209	\$ 212,000	\$ 247,500			<u>161</u> 1,362	<u>102</u> 1,099	<u>162</u> 1,529	<u>98</u> 1,138	<u>170</u> 1,571	<u>112</u> 1,228
SEPTEMBER												
Class R1	\$ 340,821	\$375,018	\$ 295,000	\$ 340,000	2.87%	5.66%	1,209	888	1,265	825	1,236	1,027
Class R2	\$ 226,433	\$255,273	\$ 222,000	\$ 248,000			<u>140</u> 1,349	<u>90</u> 978	<u>147</u> 1,412	<u>86</u> 911	<u>124</u> 1,360	<u>112</u> 1,139
OCTOBER												
Class R1	\$ 337,732	\$387,346	\$ 292,900	\$ 335,000	2.99%	6.66%	1,161	784	1,217	819	1,181	920
Class R2	\$ 220,422	\$229,460	\$ 218,000	\$ 229,000			<u>122</u> 1,283	<u>76</u> 860	<u>135</u> 1,352	<u>93</u> 912	<u>111</u> 1,292	<u>85</u> 1,005
NOVEMBER												
Class R1	\$ 363,280	\$379,212	\$ 310,000	\$ 328,000	3.09%	6.95%	1,056	663	1,024	637	849	701
Class R2	\$ 230,257	\$236,289	\$ 225,000	\$ 245,000			<u>133</u> 1,189	<u>85</u> 748	<u>105</u> 1,129	<u>93</u> 730	<u>86</u> 935	<u>82</u> 783
DECEMBER												
Class R1	\$ 364,271	\$372,389	\$ 315,000	\$ 326,750	3.11%	6.49%	1,045	660	827	631	692	569
Class R2	\$ 214,381	\$252,057	\$ 209,500	\$ 245,000			<u>96</u> 1,141	<u>85</u> 745	<u>82</u> 909	<u>66</u> 697	<u>66</u> 758	<u>54</u> 623
Class R1 Active Listings as of 01/21/2022:				1,016		Class R1 Active Listings as of 01/21/2023:				1,073		
Class R2 Active Listings as of 01/21/2022:				<u>91</u>		Class R2 Active Listings as of 01/21/2023:				<u>65</u>		
Class R1 & R2 Actives as of 01/21/2022:				1,107		Class R1 & R2 Actives as of 01/21/2023:				1,138		

* Interest Rate Data obtained from freddiemac.com, based on a 30 Year Fixed rate mortgage.

Sold & Closed Existing Single-Family Homes

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

Data on this page obtained from the Monthly Market Reports published by SWMLS.

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
January	472	351	392	402	448	531	586	585	639	720	798	820	870	974	893
February	592	376	424	450	553	596	609	604	718	704	786	812	903	970	786
March	692	516	704	629	652	731	757	891	977	1,101	1,166	1,073	1,091	1,280	1,131
April	708	594	757	604	669	801	773	915	1,038	1,088	1,209	1,231	1,048	1,240	1,066
May	746	617	834	689	822	987	878	997	1,078	1,317	1,326	1,410	1,031	1,269	1,154
June	823	722	798	719	724	953	871	1,075	1,186	1,302	1,309	1,225	1,268	1,421	1,179
July	773	829	604	678	774	1,046	898	1,120	1,148	1,178	1,233	1,315	1,606	1,443	957
August	683	686	556	696	817	941	895	1,034	1,167	1,188	1,287	1,366	1,392	1,362	1,099
September	666	744	526	566	714	842	776	977	1,042	1,088	1,118	1,168	1,337	1,349	978
October	570	817	513	612	732	789	827	921	916	1,087	1,131	1,130	1,393	1,283	860
November	455	716	518	532	604	617	658	714	877	918	994	1,007	1,258	1,189	748
December	464	592	555	575	661	713	727	897	953	994	946	1,073	1,294	1,141	745
TOTALS	7,644	7,560	7,181	7,152	8,170	9,547	9,255	10,730	11,739	12,685	13,303	13,630	14,491	14,921	11,596

Total Year-To-Date Sales for 2021*: 14,921

Total Year-To-Date Sales for 2022*: 11,596

Total Sales 2021 vs 2022: 3,325 Less Sales (-22.28%)

*The Year-To-Date sales data obtained on January 26, 2023 will differ from the monthly totals due to entry of late reported sales after the monthly data has been obtained.

Listing Inventory for Greater Albuquerque Area

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

Data on this page obtained from the Monthly Market Reports published by SWMLS.

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
January	5,296	4,163	4,007	4,272	4,098	3,342	3,178	2,905	2,661	1,765	823	986
February	5,334	4,089	4,062	4,320	4,027	3,426	3,145	2,839	2,301	1,688	701	1,000
March	5,444	4,117	4,227	4,619	4,156	3,527	3,187	2,886	2,276	1,784	673	1,251
April	5,511	4,239	4,372	4,858	4,335	3,613	3,283	3,067	2,357	1,737	752	1,392
May	5,625	4,415	4,531	5,150	4,369	3,706	3,565	3,297	2,495	1,636	747	1,423
June	5,552	4,528	4,795	5,402	4,490	3,919	3,769	3,570	2,665	1,354	898	1,444
July	5,636	4,580	4,910	5,428	4,487	4,412	3,883	3,637	2,614	1,377	1,062	1,408
August	5,511	4,534	5,007	5,474	4,353	4,344	3,854	3,624	2,633	1,304	1,072	1,228
September	5,249	4,518	5,035	5,390	4,216	4,264	3,793	3,580	2,605	1,311	1,016	1,139
October	4,977	4,520	4,868	5,148	4,100	4,025	3,641	3,422	2,507	1,412	958	1,005
November	4,643	4,322	4,657	4,741	3,813	3,712	3,350	3,191	2,264	1,181	778	783
December	4,216	3,980	4,232	4,212	3,407	3,247	2,982	2,779	1,901	950	639	623

Housing Activity Report by Area

Class R1 - Existing Single-Family Detached by Area

		2019		2020		2021		2022	
		Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price
10	Sandia Heights	106	\$568,688	106	\$538,570	133	\$612,403	80	\$725,727
20	North Albuquerque Acres	142	\$613,589	149	\$672,672	162	\$756,637	96	\$863,000
21	Albuquerque Acres West	260	\$434,843	264	\$449,509	271	\$506,644	196	\$553,963
30	Far NE Heights	513	\$340,850	572	\$361,054	680	\$388,367	416	\$474,787
31	Foothills North	141	\$563,862	146	\$606,988	148	\$673,202	116	\$752,487
32	Academy West	227	\$268,295	253	\$291,564	400	\$273,607	166	\$358,994
40	UNM	245	\$305,052	275	\$344,736	331	\$369,876	185	\$421,652
41	Uptown	401	\$198,154	407	\$213,467	503	\$244,804	352	\$290,632
42	UNM South	219	\$260,639	239	\$276,405	301	\$278,419	181	\$370,783
50	NE Heights	889	\$193,097	1,006	\$219,546	1168	\$248,597	771	\$285,966
51	Foothills South	227	\$315,391	234	\$348,022	281	\$354,636	156	\$440,867
60	Four Hills	110	\$352,924	124	\$385,262	154	\$379,482	83	\$470,223
70	Fairgrounds	178	\$168,977	177	\$188,122	164	\$223,009	163	\$259,622
71	Southeast Heights	269	\$234,653	290	\$250,908	414	\$286,917	233	\$340,858
72	Mesa Del Sol	28	\$296,362	58	\$329,058	76	\$345,724	38	\$396,367
80	Downtown	174	\$250,707	189	\$249,688	326	\$296,527	162	\$350,754
90	Near South Valley	203	\$157,671	178	\$173,430	228	\$193,573	210	\$230,489
91	Valley Farms	105	\$226,922	92	\$278,088	104	\$337,355	98	\$361,103
92	Southwest Heights	890	\$163,950	884	\$184,845	855	\$215,663	724	\$256,158
93	Pajarito	28	\$185,832	18	\$198,822	22	\$254,668	18	\$359,528
100	North Valley	212	\$392,690	212	\$424,692	286	\$424,209	193	\$534,236
101	Near North Valley	259	\$266,956	292	\$308,321	337	\$316,934	224	\$372,957
102	Far North Valley	33	\$405,658	37	\$560,200	27	\$568,705	33	\$697,140
103	West River Valley	32	\$471,880	27	\$557,937	40	\$606,978	22	\$665,426
110	Northwest Heights	825	\$282,533	886	\$308,805	890	\$350,712	741	\$432,345

111	Ladera Heights	617	\$196,646	646	\$218,428	773	\$247,736	508	\$293,626
112	Canoncito	1	\$120,000	2	\$112,000	2	\$416,000	0	\$0
120	Paradise West	699	\$218,697	666	\$249,137	744	\$282,058	502	\$330,543
121	Paradise East	432	\$253,950	442	\$282,615	483	\$316,085	314	\$377,091
130	Corrales	159	\$518,420	142	\$581,679	167	\$679,858	119	\$779,832
140	Rio Rancho South	288	\$275,518	319	\$307,232	340	\$340,760	261	\$411,515
141	Rio Rancho Southwest	4	\$124,375	5	\$189,800	11	\$204,900	7	\$297,429
150	Rio Rancho Mid	745	\$225,808	700	\$248,280	825	\$287,602	580	\$343,817
151	Rio Rancho Mid-North	317	\$281,326	374	\$282,461	377	\$356,419	254	\$421,553
152	Rio Rancho Mid-West	44	\$156,135	61	\$182,140	67	\$203,360	55	\$272,015
160	Rio Rancho North	417	\$276,560	489	\$294,290	626	\$350,886	497	\$415,183
161	Rio Rancho Central	431	\$177,573	453	\$202,311	459	\$239,335	341	\$282,069
162	Rio Rancho Northwest	2	302938	7	\$372,733	8	\$400,121	0	\$0
170	Bernalillo/Algodones	124	\$279,579	106	\$305,663	112	\$364,010	103	\$429,316
180	Placitas	138	\$437,836	151	\$508,430	174	\$597,803	114	\$691,815
210-293	East Mountain Area	563	\$292,973	618	\$332,485	673	\$395,850	537	\$413,408
690-760	Valencia County	760	\$197,336	864	\$226,130	934	\$264,172	896	\$300,843

YEAR-END AVERAGE RESIDENTIAL HOME SALES PRICE

Class R1 - Single Family Detached, Greater Albuquerque Area

Data on this page obtained from the Annual Market Reports published by SWMLS.

Year	Average Price	Change in Avg. Price From Previous Year	Change in % From Previous Year
1985	\$85,700	+\$4,500	+5.54%
1986	\$91,500	+\$5,800	+6.77%
1987	\$97,000	+\$5,500	+6.01%
1988	\$95,000	-\$2,000	-2.06%
1989	\$96,600	+\$1,600	+1.68%
1990	\$99,600	+\$3,000	+3.11%
1991	\$102,700	+\$3,100	+3.11%
1992	\$107,700	+\$5,000	+4.87%
1993	\$117,800	+\$10,100	+9.38%
1994	\$126,100	+\$8,300	+7.05%
1995	\$134,200	+\$8,100	+6.42%
1996	\$138,653	+\$4,453	+3.32%
1997	\$144,871	+\$6,218	+4.48%
1998	\$147,720	+\$2,849	+1.97%
1999	\$150,264	+\$2,544	+1.72%
2000	\$150,023	-\$241	-0.16%
2001	\$152,399	+\$2,376	+1.58%
2002	\$158,717	+\$6,318	+4.15%
2003	\$166,703	+\$7,986	+5.03%
2004	\$182,490	+\$15,787	+9.47%
2005	\$204,502	+\$22,012	+12.06%
2006	\$227,833	+\$23,331	+11.41%
2007	\$243,089	+\$15,256	+6.70%
2008	\$232,626	-\$10,463	-4.30%
2009	\$214,662	-\$17,964	-7.72%
2010	\$215,989	+\$1,327	+0.62%
2011	\$201,176	-\$14,813	-6.86%
2012	\$204,513	+\$3,337	+1.66%
2013	\$210,488	+\$5,975	+2.92%
2014	\$212,990	+\$2,502	+1.19%
2015	\$215,331	+\$2,341	+1.10%
2016	\$224,230	+\$8,899	+4.13%
2017	\$235,206	+\$10,976	+4.89%
2018	\$241,511	+\$6,305	+2.68%
2019	\$260,751	+\$19,240	+7.97%
2020	\$286,314	+\$25,563	+10.70%
2021	\$336,518	+\$50,204	+17.5%
2022	\$378,491	\$41,973	11.08%

2021 vs. 2022 RECAP for Greater Albuquerque Area

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

Class R1	2021	2022	Change '20 vs. '21	% of Change
Average Price:	\$336,518	\$378,491	\$41,973	12.47%
Median Price:	\$290,000	\$330,000	\$40,000	13.79%
Total Sold & Closed:	13,521	10,712	(2,809)	-20.78%
Total Dollar Volume:	\$4,550,062,359	\$4,054,396,923	-\$495,665,436	-10.89%

Class R2	2021	2022	Change '20 vs. '21	% of Change
Average Price:	\$216,690	\$243,783	\$27,093	12.50%
Median Price:	\$210,000	\$239,000	\$29,000	13.81%
Total Sold & Closed:	1,480	1,146	(334)	-22.57%
Total Dollar Volume:	\$320,701,918	\$279,375,519	-\$41,326,399	-12.89%

Class R1 & R2	2021	2022	Change '20 vs. '21	% of Change
Average Price:	\$324,696	\$365,472	\$40,776	12.56%
Median Price:	\$280,000	\$320,000	\$40,000	14.29%
Total Sold & Closed:	15,001	11,858	(3,143)	-20.95%
Total Dollar Volume:	\$4,870,764,277	\$4,333,772,441	-\$536,991,836	-11.02%

Statistics compiled for Home Sales Report pulled 01/26/23
 Actual Year-To-Date Sales Data for 2021 & 2022 for Class R1 & R2.

2022 Recap by Market Areas

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

All MLS Areas

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$378,169	Average Price:	\$242,862	Average Price:	\$365,094
Median Price:	\$329,945	Median Price:	\$328,000	Median Price:	\$320,000
Total Sold & Closed:	10,984	Total Sold & Closed:	1,175	Total Sold & Closed:	12,159
Total Dollar Volume:	\$4,153	Total Dollar Volume:	\$285	Total Dollar Volume:	4,439

Areas 10-293, 690-760 (Greater Albuquerque Market Area)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$378,491	Average Price:	\$243,783	Average Price:	\$365,472
Median Price:	\$330,000	Median Price:	\$239,000	Median Price:	\$320,000
Total Sold & Closed:	10,712	Total Sold & Closed:	1,146	Total Sold & Closed:	11,858
Total Dollar Volume:	\$4,054	Total Dollar Volume:	\$279	Total Dollar Volume:	4,333

Areas 10-121 (City of Albuquerque)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$374,887	Average Price:	\$248,143	Average Price:	\$358,826
Median Price:	\$322,000	Median Price:	\$241,000	Median Price:	\$311,000
Total Sold & Closed:	6,981	Total Sold & Closed:	1,013	Total Sold & Closed:	7,994
Total Dollar Volume:	\$2,671	Total Dollar Volume:	\$215	Total Dollar Volume:	2,886

Areas 140-162 (Rio Rancho)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$367,653	Average Price:	\$229,078	Average Price:	\$362,375
Median Price:	\$340,000	Median Price:	\$245,000	Median Price:	\$335,000
Total Sold & Closed:	1,995	Total Sold & Closed:	79	Total Sold & Closed:	2,074
Total Dollar Volume:	\$733	Total Dollar Volume:	\$18	Total Dollar Volume:	\$751

Areas 210-293 (East Mountains and Estancia Basin)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$414,058	Average Price:	\$65,000	Average Price:	\$413,408
Median Price:	\$387,500	Median Price:	\$65,000	Median Price:	\$387,000
Total Sold & Closed:	536	Total Sold & Closed:	\$1	Total Sold & Closed:	537
Total Dollar Volume:	\$221	Total Dollar Volume:	\$65	Total Dollar Volume:	286

Areas 690-760 (Bosque Farms, Los Lunas, Valencia County)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$307,915	Average Price:	\$173,089	Average Price:	\$300,843
Median Price:	\$283,000	Median Price:	\$177,000	Median Price:	\$278,950
Total Sold & Closed:	849	Total Sold & Closed:	47	Total Sold & Closed:	896
Total Dollar Volume:	\$261	Total Dollar Volume:	\$8	Total Dollar Volume:	\$269

2022 RECAP - Time on Market & Financing Types

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

All MLS Areas			Greater Albuquerque Area		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	9,093	1,060	0 - 30	8,676	1,029
31 - 60	1,071	70	31 - 60	990	68
61 - 90	375	24	61 - 90	339	23
91 - 120	196	6	91 - 120	169	6
121 +	226	11	121 +	180	10
TOTALS:	10,961	1,171	TOTALS:	10,354	1,136

Areas 10-121 (Albuquerque)			Areas 140-162 (Rio Rancho)		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	5,980	914	0 - 30	1,688	73
31 - 60	622	63	31 - 60	180	4
61 - 90	195	20	61 - 90	53	2
91 - 120	81	5	91 - 120	39	0
121 +	86	8	121 +	33	0
TOTALS:	6,964	1,010	TOTALS:	1,993	79

Areas 210-293 (East Mountain)			Areas 690-760 (Valencia County)		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	403	0	0 - 30	605	42
31 - 60	71	0	31 - 60	117	1
61 - 90	33	1	61 - 90	58	0
91 - 120	17	0	91 - 120	32	1
121 +	27	0	121 +	34	2
TOTALS:	551	1	TOTALS:	846	46

All MLS Areas Type of Financing for Sold Units

Financing	Class R1	Class R2
Assumption	0	0
Cash	1,841	287
Conventional	6,945	699
FHA	1,238	113
Lease Option/Purchase	3	0
Owner Finance	11	2
REC	90	7
Trade Exchange	1	2
USDA	24	2
VA	808	59
TOTALS:	10,961	1,171

Adjusted Year-To-Date Monthly Sales

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

Total Sales 2021 vs 2022: 3,156 Less Sales (-21.02%)

Total Sales for 2021: 15,015

Total Sales for 2022: 11,859

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
January	378	408	414	458	551	602	591	645	707	797	811	878	977	901
February	401	445	463	571	623	618	625	728	711	790	825	913	974	792
March	546	752	660	671	745	769	920	990	1,096	1,163	1,083	1,103	1,297	1,136
April	630	792	618	675	814	791	944	1,055	1,076	1,207	1,243	1,055	1,250	1,071
May	652	863	712	857	1,003	897	1,015	1,087	1,321	1,347	1,424	1,031	1,276	1,164
June	769	830	757	743	976	893	1,098	1,213	1,325	1,300	1,233	1,283	1,434	1,214
July	871	624	687	792	1,060	919	1,142	1,137	1,165	1,238	1,331	1,614	1,450	1,059
August	738	577	727	844	963	914	1,040	1,152	1,188	1,265	1,374	1,398	1,367	1,120
September	780	552	583	728	848	791	1,000	1,036	1,066	1,105	1,174	1,356	1,354	1,008
October	859	534	623	754	808	844	926	898	1,080	1,120	1,140	1,362	1,288	873
November	735	530	549	624	628	673	724	875	904	982	1,017	1,260	1,197	762
December	609	579	580	682	725	745	911	949	983	928	1,076	1,309	1,151	759
TOTALS	7,968	7,486	7,373	8,399	9,744	9,456	10,936	11,765	12,622	13,242	13,732	14,562	15,015	11,859

Data on this page obtained from MLS on 1/26/23. This reflects closed sales for each period as entered into the MLS on this date.
 May differ from totals on other pages due to late reporting of sales to the MLS.

Adjusted Total Sales History

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

Greater Albuquerque Area

	Class R1	Class R2	Class R1 & R2
2022 Total Sales	10,712	1,146	11,858
Average Price	\$378,491	\$243,783	\$365,472
Median Price	\$330,000	\$239,000	\$320,000
2021 Total Sales	13,521	1,480	15,001
Average Price	\$336,518	\$216,690	\$324,696
Median Price	\$290,000	\$210,000	\$280,000
2020 Total Sales	13,218	1,400	14,618
Average Price	\$287,144	\$184,306	\$277,295
Median Price	\$248,000	\$174,950	\$240,000
2019 Total Sales	12,457	1,275	13,732
Average Price	\$260,751	\$171,195	\$252,436
Median Price	\$224,000	\$161,000	\$216,000
2018 Total Sales	11,979	1,262	13,241
Average Price	\$241,506	\$162,311	\$233,958
Median Price	\$205,000	\$150,000	\$198,900
2017 Total Sales	11,477	1,145	12,622
Average Price	\$235,197	\$153,187	\$233,623
Median Price	\$197,000	\$142,000	\$190,000
2016 Total Sales	10,736	1,029	11,765
Average Price	\$224,215	\$147,964	\$217,538
Median Price	\$189,628	\$140,000	\$185,000
2015 Total Sales	9,975	963	10,938
Average Price	\$215,356	\$147,457	\$209,378
Median Price	\$180,000	\$139,500	\$176,950
2014 Total Sales	8,651	805	9,456
Average Price	\$213,028	\$144,935	\$207,231
Median Price	\$175,564	\$135,750	\$172,900
2013 Total Sales	8,867	878	9,745
Average Price	\$210,477	\$142,505	\$204,353
Median Price	\$174,900	\$134,700	\$169,983
2012 Total Sales	7,680	719	8,399
Average Price	\$204,504	\$139,487	\$198,939
Median Price	\$169,006	\$134,000	\$165,000
2011 Total Sales	6,776	599	7,375
Average Price	\$201,229	\$138,728	\$196,153
Median Price	\$167,000	\$135,000	\$164,000