

# Quarterly market

R E P O R T

1<sup>st</sup>  
QTR  
2012

## Quarterly Highlights

- 1st Quarter 2012 saw the highest number of 1st Quarter Pending Sales since 2007.
- Single-family detached home sales increased 11.75% from 1st Quarter 2011.

New Listings	Closed Sales	Average Sale \$
Detached: 3,270 Attached: 388	Detached: 1,541 Attached: 140	Detached: \$192,633 Attached: \$137,289
1st QTR 2011 Detached: 3,924 Attached: 415	1st QTR 2011 Detached: 1,379 Attached: 142	1st QTR 2011 Detached: \$205,487 Attached: \$140,320
% Change (Detached) <b>-16.67%</b>	% Change (Detached) <b>+11.75%</b>	% Change (Detached) <b>-6.26%</b>



Greater Albuquerque Association of <sup>®</sup>

# REALTORS

[www.gaar.com](http://www.gaar.com)

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# 1st QTR 2012 & 2011 RECAP for Greater Albuquerque Areas

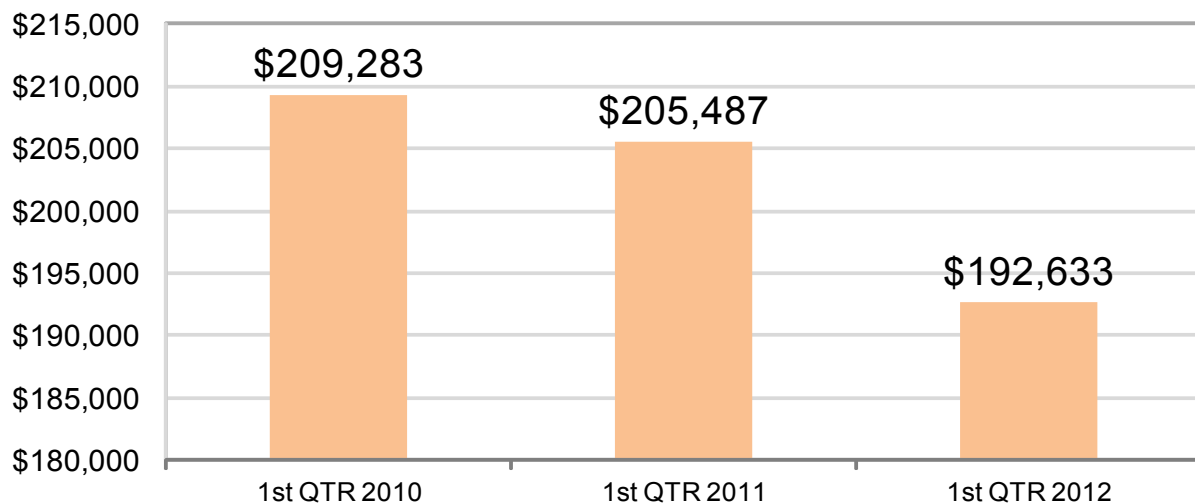
## Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2012	2011	% of Change
Average Sale Price:	\$192,633	\$205,487	-6.26%
Median Sale Price:	\$160,000	\$166,000	-3.61%
Total Sold & Closed:	1,541	1,379	11.75%
Total Dollar Volume*:	\$296.8	\$283.4	4.73%
New Listings:	3,270	3,924	-16.67%
Days on Market:	85	85	0.00%

Class R2	2012	2011	% of Change
Average Sale Price:	\$137,289	\$140,320	-2.16%
Median Sale Price:	\$128,750	\$136,750	-5.85%
Total Sold & Closed:	140	142	-1.41%
Total Dollar Volume*:	\$19.2	\$19.9	-3.52%
New Listings:	388	415	-6.51%
Days on Market:	94	84	11.90%

The numbers above reflect the time period between January 1 and March 31 of 2011 and 2012.

### 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.

## 1st QTR 2012 & 2011 RECAP for Albuquerque (Areas 10-121)

Class R1	2012	2011	% of Change
Average Sale Price:	\$193,963	\$210,336	-7.78%
Median Sale Price:	\$162,000	\$169,450	-4.40%
Total Sold & Closed:	1,060	948	11.81%
Total Dollar Volume*:	\$205.6	\$199.4	3.11%
New Listings:	2,135	2,572	-16.99%
Days on Market:	81	83	-2.41%

Class R2	2012	2011	% of Change
Average Sale Price:	\$143,725	\$141,450	1.61%
Median Sale Price:	\$139,950	\$137,000	2.15%
Total Sold & Closed:	122	129	-5.43%
Total Dollar Volume*:	\$17.5	\$18.2	-3.85%
New Listings:	299	366	-18.31%
Days on Market:	94	82	14.63%

## 1st QTR 2012 & 2011 RECAP for Rio Rancho (Areas 140-162)

Class R1	2012	2011	% of Change
Average Sale Price:	\$176,672	\$173,970	1.55%
Median Sale Price:	\$159,950	\$153,640	4.11%
Total Sold & Closed:	252	250	0.80%
Total Dollar Volume*:	\$44.5	\$43.5	2.30%
New Listings:	552	642	-14.02%
Days on Market:	84	82	2.44%

Class R2	2012	2011	% of Change
Average Sale Price:	\$77,870	\$128,582	-39.44%
Median Sale Price:	\$69,950	\$125,000	-44.04%
Total Sold & Closed:	10	11	-9.09%
Total Dollar Volume*:	\$0.8	\$1.4	-42.86%
New Listings:	30	30	0.00%
Days on Market:	97	97	0.00%

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

## 1st QTR 2012 & 2011 RECAP for East Mountains (Areas 210-293)

Class R1	2012	2011	% of Change
Average Sale Price:	\$238,455	\$211,468	12.76%
Median Sale Price:	\$222,950	\$203,000	9.83%
Total Sold & Closed:	62	53	16.98%
Total Dollar Volume*:	\$14.8	\$11.2	32.14%
New Listings:	216	255	-15.29%
Days on Market:	113	108	4.63%

## 1st QTR 2012 & 2011 RECAP for Valencia County (Areas 690-760)

Class R1	2012	2011	% of Change
Average Sale Price:	\$128,148	\$150,631	-14.93%
Median Sale Price:	\$121,375	\$140,495	-13.61%
Total Sold & Closed:	109	84	29.76%
Total Dollar Volume*:	\$14.0	\$12.7	10.24%
New Listings:	216	307	-29.64%
Days on Market:	99	88	12.50%

*The numbers above reflect the time period between January 1 and March 31 of 2011 and 2012.*

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

# 1st QTR 2012 Area Summary for single-family home sales

		Sales	Change from 1st QTR 2011	Average Sale Price	Change from 1st QTR 2011	Median Sale Price	Change from 1st QTR 2011
10	Sandia Heights	10	-33.33%	\$526,800	44.33%	\$462,500	10.49%
20	North Albuquerque Acres	22	-31.25%	\$469,845	-5.88%	\$450,000	-17.38%
21	Albuquerque Acres West	37	27.59%	\$320,810	16.66%	\$300,000	-7.12%
30	Far NE Heights	71	-8.97%	\$275,785	8.81%	\$269,000	-0.49%
31	Foothills North	9	-35.71%	\$596,167	72.80%	\$520,000	30.75%
32	Academy West	34	25.93%	\$191,797	-7.34%	\$176,000	-15.62%
40	UNM	29	-9.38%	\$248,298	-2.63%	\$226,000	-14.97%
41	Uptown	54	35.00%	\$157,784	12.90%	\$149,300	1.32%
42	UNM South	26	62.50%	\$207,092	5.93%	\$188,000	-9.82%
50	NE Heights	109	22.47%	\$145,154	-1.26%	\$142,500	-4.80%
51	Foothills South	35	59.09%	\$278,286	8.39%	\$265,000	-1.59%
60	Four Hills	13	-7.14%	\$243,938	-21.06%	\$248,000	-27.80%
70	Fairgrounds	14	0.00%	\$121,925	-22.34%	\$127,000	-16.68%
71	Southeast Heights	37	76.19%	\$179,262	16.78%	\$192,644	26.27%
80	Downtown	23	0.00%	\$168,867	-1.25%	\$127,000	-28.55%
90	Near South Valley	27	3.85%	\$96,404	8.32%	\$84,900	-9.54%
91	Valley Farms	19	35.71%	\$140,723	-8.92%	\$105,000	-43.89%
92	Southwest Heights	138	30.19%	\$110,125	-3.61%	\$105,000	-8.68%
93	Pajarito	3	N/A	\$116,333	N/A	\$126,000	N/A
100	North Valley	27	28.57%	\$236,455	-9.06%	\$185,000	-57.22%
101	Near North Valley	30	0.00%	\$222,685	15.71%	\$165,000	-21.99%
102	Far North Valley	4	33.33%	\$316,500	19.89%	\$287,500	-47.85%
103	West River Valley	3	0.00%	\$508,300	142.05%	\$309,900	5.13%
110	Northwest Heights	68	-1.45%	\$198,228	11.68%	\$181,633	-3.18%
111	Ladera Heights	83	15.28%	\$137,570	-1.74%	\$133,000	-11.40%
112	Canonicito	1	N/A	\$48,000	N/A	\$48,000	N/A
120	Paradise West	75	-17.58%	\$159,402	2.84%	\$154,875	-5.83%
121	Paradise East	59	25.53%	\$186,736	9.84%	\$179,900	-4.93%
130	Corrales	16	-20.00%	\$393,213	-5.48%	\$364,250	-14.64%
140	Rio Rancho South	39	-11.36%	\$201,493	13.04%	\$184,065	-4.71%
141	Rio Rancho Southwest	1	N/A	\$182,528	N/A	\$182,528	N/A
150	Rio Rancho Mid	87	2.35%	\$158,385	13.21%	\$139,900	-11.95%
151	Rio Rancho Mid-North	35	20.69%	\$220,485	22.49%	\$182,365	-20.17%
152	Rio Rancho Mid-West	1	-85.71%	\$79,891	-40.82%	\$79,891	-43.10%
160	Rio Rancho North	34	-10.53%	\$217,742	27.33%	\$201,500	-1.56%
161	Rio Rancho Central	54	14.89%	\$134,635	2.38%	\$136,950	5.50%
162	Rio Rancho Northwest	1	N/A	\$230,800	N/A	\$230,800	N/A
170	Bernalillo/Algodones	25	78.57%	\$218,505	29.87%	\$210,000	-2.08%
180	Placitas	17	70.00%	\$365,788	-21.84%	\$350,000	-31.06%
210-290	East Mountain Area	62	16.98%	\$238,455	17.47%	\$222,950	5.43%
690-760	Valencia County	109	29.76%	\$128,148	-8.79%	\$121,375	-19.42%

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

**2012 1st QTR Sales**

**ALBUQUERQUE and Central Bernalillo County**

SANDIA PEAK AERIAL TRAMWAY

**120**  
Sales: 75  
Avg: \$159,402  
Med: \$154,875

**121**  
Sales: 59  
Avg: \$186,736  
Med: \$179,900

**130**  
Sales: 16  
Avg: \$393,213  
Med: \$364,250

**102**  
Sales: 4  
Avg: \$316,500  
Med: \$287,500

**21**  
Sales: 37  
Avg: \$320,810  
Med: \$300,000

**20**  
Sales: 22  
Avg: \$469,845  
Med: \$450,000

**10**  
Sales: 10  
Avg: \$526,800  
Med: \$462,500

**103**  
Sales: 3  
Avg: \$508,300  
Med: \$309,900

**100**  
Sales: 27  
Avg: \$236,455  
Med: \$185,000

**32**  
Sales: 34  
Avg: \$191,797  
Med: \$176,000

**30**  
Sales: 71  
Avg: \$275,785  
Med: \$269,000

**31**  
Sales: 9  
Avg: \$596,167  
Med: \$520,000

**110**  
Sales: 68  
Avg: \$198,228  
Med: \$181,633

**101**  
Sales: 30  
Avg: \$222,685  
Med: \$165,000

**41**  
Sales: 54  
Avg: \$157,784  
Med: \$149,300

**50**  
Sales: 109  
Avg: \$145,154  
Med: \$142,500

**111**  
Sales: 83  
Avg: \$137,570  
Med: \$133,000

**80**  
Sales: 23  
Avg: \$168,867  
Med: \$127,000

**40**  
Sales: 29  
Avg: \$248,298  
Med: \$226,000

**70**  
Sales: 14  
Avg: \$121,925  
Med: \$127,000

**51**  
Sales: 35  
Avg: \$278,286  
Med: \$265,000

**92**  
Sales: 138  
Avg: \$110,125  
Med: \$105,000

**90**  
Sales: 27  
Avg: \$96,404  
Med: \$84,900

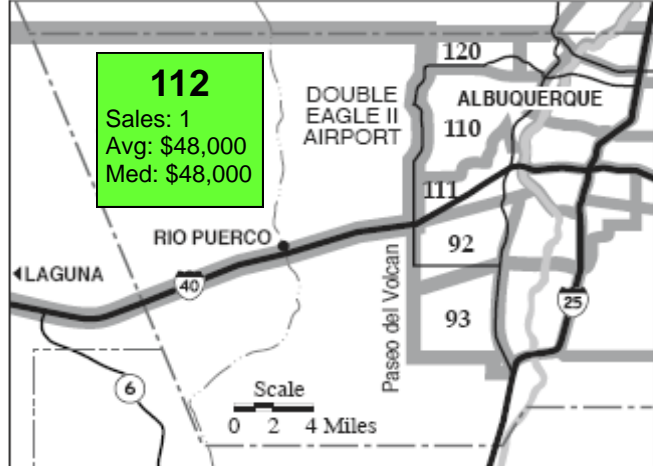
**42**  
Sales: 26  
Avg: \$207,092  
Med: \$188,000

**71**  
Sales: 37  
Avg: \$179,262  
Med: \$192,644

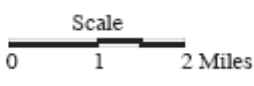
**60**  
Sales: 13  
Avg: \$243,938  
Med: \$248,000

**93**  
Sales: 3  
Avg: \$116,333  
Med: \$126,000

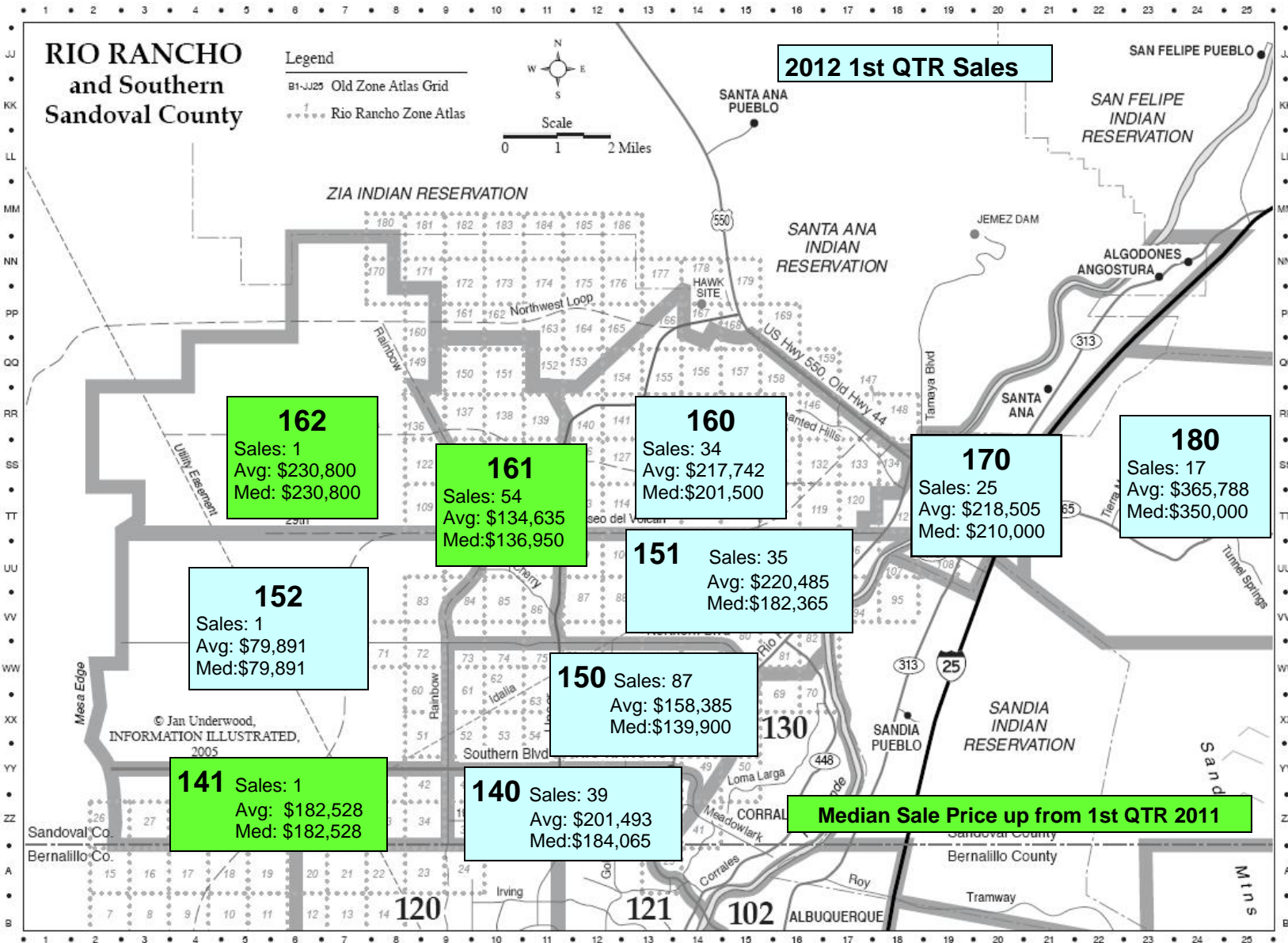
**91**  
Sales: 19  
Avg: \$140,723  
Med: \$105,000



**Median Sale Price up from 1st QTR 2011**



ISLETA INDIAN RESERVATION



# East Mountain Area and Estancia Basin

## 2012 1st QTR Sales

**220**  
Sales: 18  
Avg: \$328,417  
Med: \$300,000

**240**  
Sales: 12  
Avg: \$247,100  
Med: \$221,950

**250**  
Sales: 9  
Avg: \$194,211  
Med: \$195,000

**270** Sales: 7  
Avg: \$238,043  
Med: \$230,000

**271**  
Sales: 0  
Avg: N/A  
Med: N/A

**290**  
Sales: 0  
Avg: N/A  
Med: N/A

**210**  
Sales: 1  
Avg: \$215,000  
Med: \$215,000

**230**  
Sales: 5  
Avg: \$114,400  
Med: \$120,000

**260**  
Sales: 3  
Avg: \$150,667  
Med: \$147,000

**280** Sales: 2  
Avg: \$148,500  
Med: \$148,500

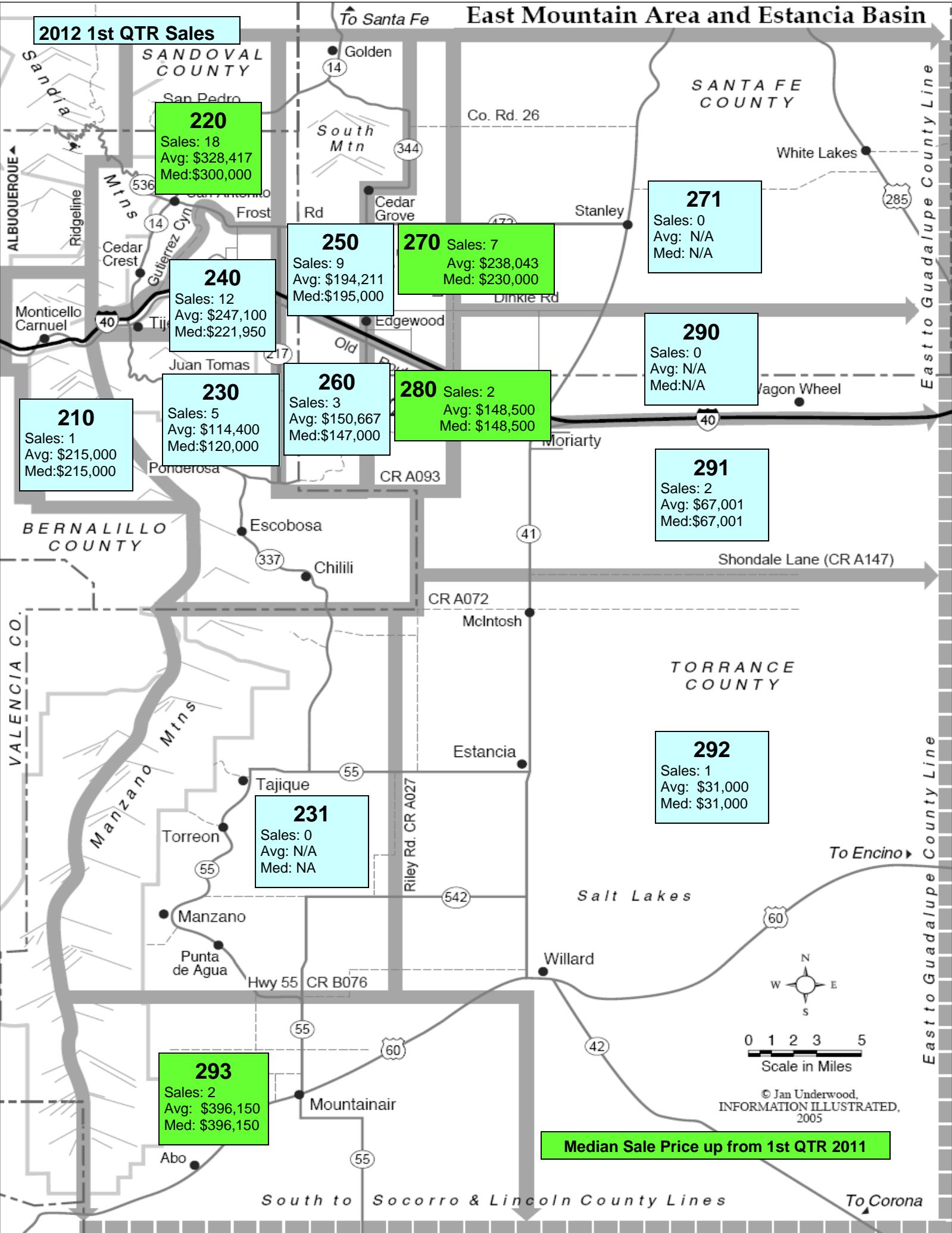
**291**  
Sales: 2  
Avg: \$67,001  
Med: \$67,001

**231**  
Sales: 0  
Avg: N/A  
Med: NA

**292**  
Sales: 1  
Avg: \$31,000  
Med: \$31,000

**293**  
Sales: 2  
Avg: \$396,150  
Med: \$396,150

**Median Sale Price up from 1st QTR 2011**



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# VALENCIA COUNTY

## 2012 1st QTR Sales

**700**  
Sales: 28  
Avg: \$158,411  
Med: \$145,000

**710**  
Sales: 4  
Avg: \$210,040  
Med: \$170,980

**701**  
Sales: 14  
Avg: \$132,586  
Med: \$130,000

**720**  
Sales: 3  
Avg: \$61,800  
Med: \$38,900

**690**  
Sales: 1  
Avg: \$179,900  
Med: \$179,900

**711**  
Sales: 9  
Avg: \$121,722  
Med: \$122,000

**740**  
Sales: 6  
Avg: \$116,283  
Med: \$127,000

**721**  
Sales: 22  
Avg: \$105,795  
Med: \$110,750

**730**  
Sales: 1  
Avg: \$175,000  
Med: \$175,000

**750**  
Sales: 1  
Avg: \$425,000  
Med: \$425,000

**741**  
Sales: 8  
Avg: \$75,788  
Med: \$64,500

**742**  
Sales: 0  
Avg: N/A  
Med: N/A

**760**  
Sales: 12  
Avg: \$95,334  
Med: \$89,751

**Median Sale Price up from 1st QTR 2011**

**620**  
NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

