

Quarterly market REPORT

2nd
QTR
2019

Quarterly Highlights

- The average sale price of single-family detached homes in the 2nd Quarter 2019 was \$265,539, a 9.3% increase from 2nd Quarter 2018.
- Single-family detached home sales rose 1.8% from 2nd Quarter 2018 to 3,548.

New Listings	Closed Sales	Average Sale \$
Detached: 5,062 Attached: 494	Detached: 3,548 Attached: 349	Detached: \$265,539 Attached: \$175,184
2nd QTR 2018 Detached: 5,345 Attached: 477	2nd QTR 2018 Detached: 3,484 Attached: 368	2nd QTR 2018 Detached: \$242,906 Attached: \$166,217
% Change (Detached) -5.29%	% Change (Detached) +1.84%	% Change (Detached) +9.32%



www.gaar.com

Contact

John Lopez 2019 GAAR President

Phone 505-275-5277 Email president@gaar.com

2nd QTR 2019 & 2018 RECAP for Greater Albuquerque Areas

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

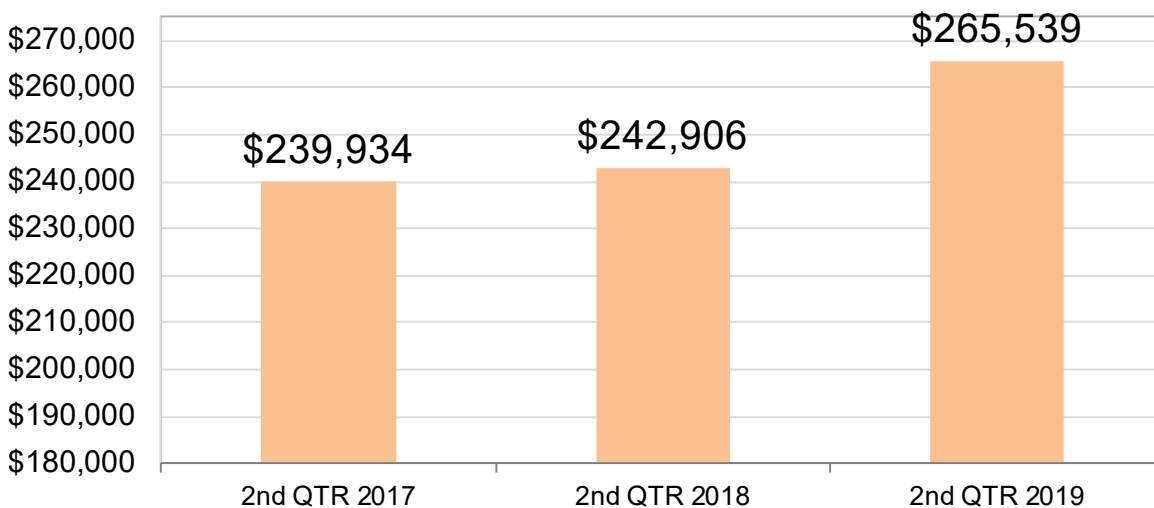
Class R1	2019	2018	% of Change
Average Sale Price:	\$265,539	\$242,905	9.32%
Median Sale Price:	\$225,000	\$210,000	7.14%
Total Sold & Closed:	3,548	3,484	1.84%
Total Dollar Volume*:	\$942.1	\$846.2	11.33%
New Listings:	5,062	5,345	-5.29%
Days on Market:	36	40	-10.00%

Class R2	2019	2018	% of Change
Average Sale Price:	\$175,184	\$166,217	5.39%
Median Sale Price:	\$160,000	\$154,000	3.90%
Total Sold & Closed:	349	368	-5.16%
Total Dollar Volume*:	\$61.1	\$61.2	-0.16%
New Listings:	494	477	3.56%
Days on Market:	38	45	-15.56%

The numbers above reflect the time period between Apr. 1 and June 30th of 2018 and 2019.

**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.

2nd QTR 2019 & 2018 RECAP for Albuquerque (Areas 10-121)

Class R1	2019	2018	% of Change
Average Sale Price:	\$267,642	\$244,935	9.27%
Median Sale Price:	\$225,000	\$207,950	8.20%
Total Sold & Closed:	2,451	2,426	1.03%
Total Dollar Volume*:	\$656.0	\$594.2	10.40%
New Listings:	3,417	3,690	-7.40%
Days on Market:	34	37	-8.11%

Class R2	2019	2018	% of Change
Average Sale Price:	\$175,112	\$170,950	2.43%
Median Sale Price:	\$162,000	\$155,000	4.52%
Total Sold & Closed:	307	317	-3.15%
Total Dollar Volume*:	\$53.8	\$54.1	-0.55%
New Listings:	428	423	1.18%
Days on Market:	37	46	-19.57%

2nd QTR 2019 & 2018 RECAP for Rio Rancho (Areas 140-162)

Class R1	2019	2018	% of Change
Average Sale Price:	\$241,392	\$221,203	9.13%
Median Sale Price:	\$219,000	\$201,000	8.96%
Total Sold & Closed:	624	598	4.35%
Total Dollar Volume*:	\$150.6	\$132.3	13.83%
New Listings:	855	862	-0.81%
Days on Market:	30	35	-14.29%

Class R2	2019	2018	% of Change
Average Sale Price:	\$185,119	\$142,795	29.64%
Median Sale Price:	\$159,000	\$170,625	-6.81%
Total Sold & Closed:	27	29	-6.90%
Total Dollar Volume*:	\$5.0	\$4.1	21.95%
New Listings:	46	20	130.00%
Days on Market:	41	40	2.50%

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

2nd QTR 2019 & 2018 RECAP for East Mountains (Areas 210-293)

Class R1	2019	2018	% of Change
Average Sale Price:	\$296,089	\$275,269	7.56%
Median Sale Price:	\$285,000	\$270,000	5.56%
Total Sold & Closed:	138	169	-18.34%
Total Dollar Volume*:	\$40.1	\$46.5	-13.76%
New Listings:	288	283	1.77%
Days on Market:	35	60	-41.67%

2nd QTR 2019 & 2018 RECAP for Valencia County (Areas 690-760)

Class R1	2019	2018	% of Change
Average Sale Price:	\$193,216	\$177,633	8.77%
Median Sale Price:	\$175,000	\$160,000	9.38%
Total Sold & Closed:	209	189	10.58%
Total Dollar Volume*:	\$40.4	\$33.6	20.24%
New Listings:	315	331	-4.83%
Days on Market:	61	63	-3.17%

The numbers above reflect the time period between April 1 and June 30th of 2018 and 2019.

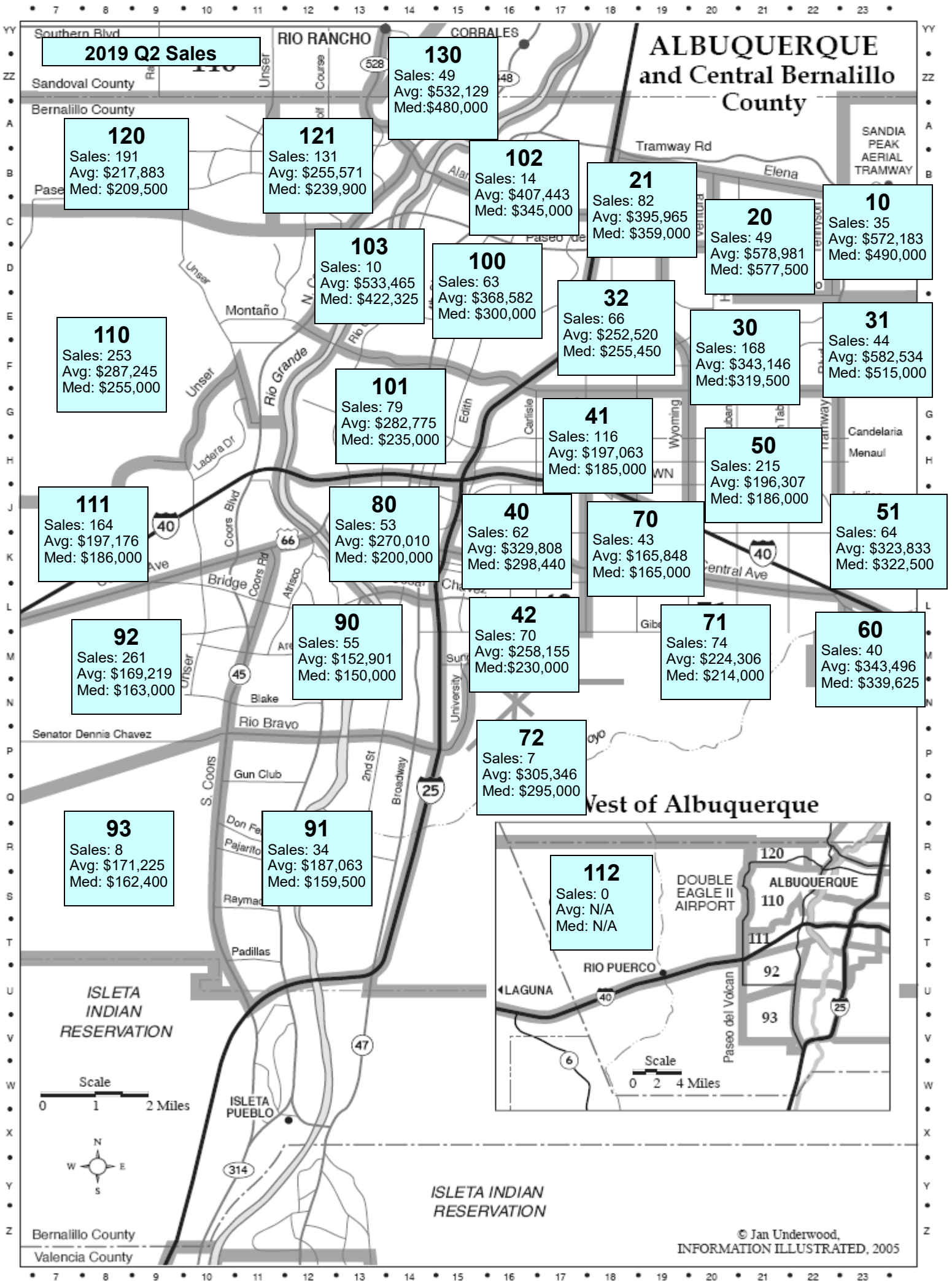
**Total Dollar Volume (millions)*

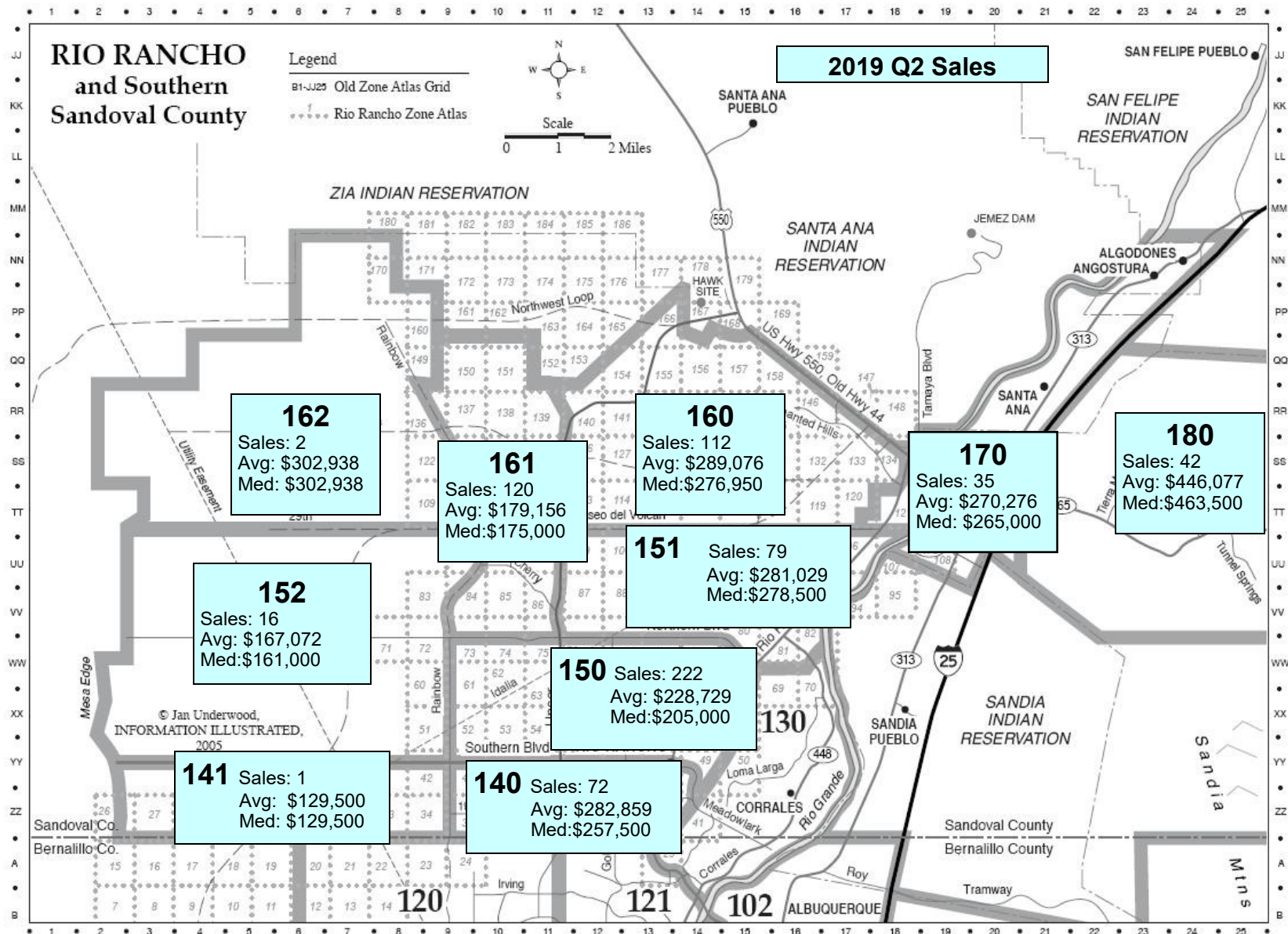
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

2nd QTR 2019 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2018	Average Sale Price	Change from 2nd QTR 2018	Median Sale Price	Change from 2nd QTR 2018
10	Sandia Heights	35	25.00%	\$572,183	18.70%	\$490,000	4.62%
20	North Albuquerque Acres	49	32.43%	\$578,981	-9.01%	\$577,500	-2.94%
21	Albuquerque Acres West	82	15.49%	\$395,965	-2.67%	\$359,000	1.13%
30	Far NE Heights	168	18.31%	\$343,146	4.70%	\$319,500	8.57%
31	Foothills North	44	62.96%	\$582,534	3.17%	\$515,000	0.00%
32	Academy West	66	11.86%	\$252,520	-11.63%	\$255,450	-8.44%
40	UNM	62	-13.89%	\$329,808	15.46%	\$298,440	19.74%
41	Uptown	116	-7.20%	\$197,063	10.26%	\$185,000	10.78%
42	UNM South	70	14.75%	\$258,155	-0.98%	\$230,000	-3.77%
50	NE Heights	215	-22.38%	\$196,037	4.44%	\$186,000	3.33%
51	Foothills South	64	-1.54%	\$323,833	2.65%	\$322,500	2.38%
60	Four Hills	40	21.21%	\$343,496	1.15%	\$339,625	-0.08%
70	Fairgrounds	43	-2.27%	\$165,848	-6.62%	\$165,000	-6.99%
71	Southeast Heights	74	2.78%	\$224,306	6.14%	\$214,000	1.18%
72	Mesa Del Sol	7	-22.22%	\$305,346	22.54%	\$295,000	27.16%
80	Downtown	53	-5.36%	\$270,010	9.72%	\$200,000	-4.42%
90	Near South Valley	55	-11.29%	\$152,901	21.28%	\$150,000	20.36%
91	Valley Farms	34	3.03%	\$187,063	-9.53%	\$159,500	-8.86%
92	Southwest Heights	261	-10.92%	\$169,219	9.63%	\$163,000	7.24%
93	Pajarito	8	60.00%	\$171,225	0.90%	\$162,400	3.44%
100	North Valley	63	-8.70%	\$368,582	1.77%	\$300,000	10.50%
101	Near North Valley	79	-4.82%	\$282,775	-2.86%	\$235,000	-4.08%
102	Far North Valley	14	133.33%	\$407,443	4.66%	\$345,000	14.86%
103	West River Valley	10	150.00%	\$533,465	-7.44%	\$422,325	-23.93%
110	Northwest Heights	253	10.48%	\$287,245	15.32%	\$255,000	10.87%
111	Ladera Heights	164	0.00%	\$197,176	11.40%	\$186,000	9.41%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	191	2.14%	\$217,883	3.87%	\$209,500	3.71%
121	Paradise East	131	15.93%	\$255,571	2.14%	\$239,900	-2.08%
130	Corrales	49	88.46%	\$532,129	2.40%	\$480,000	1.69%
140	Rio Rancho South	72	-20.88%	\$282,859	5.44%	\$257,500	5.10%
141	Rio Rancho Southwest	1	N/A	\$129,500	N/A	\$129,500	N/A
150	Rio Rancho Mid	222	12.69%	\$228,729	9.58%	\$205,000	15.82%
151	Rio Rancho Mid-North	79	-9.20%	\$281,029	2.19%	\$278,500	5.09%
152	Rio Rancho Mid-West	16	45.45%	\$167,072	17.55%	\$161,000	6.62%
160	Rio Rancho North	112	21.74%	\$289,076	24.62%	\$276,950	25.46%
161	Rio Rancho Central	120	0.84%	\$179,156	7.95%	\$175,000	5.42%
162	Rio Rancho Northwest	2	N/A	\$302,938	N/A	\$302,938	N/A
170	Bernalillo/Algodones	35	20.69%	\$270,276	8.15%	\$265,000	4.54%
180	Placitas	42	-10.64%	\$446,077	10.70%	\$463,500	18.85%
210-293	East Mountain Area	138	-18.34%	\$296,089	7.56%	\$285,000	5.56%
690-760	Valencia County	209	10.58%	\$193,216	8.77%	\$175,000	9.38%

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





East Mountain Area and Estancia Basin

2018 Q2 Sales

220

Sales: 32
Avg: \$373,722
Med: \$334,950

240

Sales: 21
Avg: \$331,099
Med: \$299,500

230

Sales: 22
Avg: \$335,700
Med: \$342,500

250

Sales: 21
Avg: \$303,943
Med: \$305,000

260

Sales: 12
Avg: \$227,975
Med: \$235,000

270

Sales: 8
Avg: \$266,250
Med: \$273,500

280

Sales: 4
Avg: \$149,488
Med: \$157,475

271

Sales: 1
Avg: \$145,900
Med: \$145,900

290

Sales: 2
Avg: \$283,500
Med: \$283,500

291

Sales: 7
Avg: \$128,471
Med: \$114,000

292

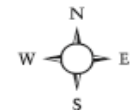
Sales: 5
Avg: \$115,800
Med: \$49,000

231

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

293

Sales: 3
Avg: \$175,000
Med: \$62,000



0 1 2 3 5
Scale in Miles

© Jan Underwood,
INFORMATION ILLUSTRATED,
2005

South to Socorro & Lincoln County Lines

To Corona

East to Guadalupe County Line

East to Guadalupe County Line

