



Q2 2023

Market Snapshot

Greater Albuquerque Association of REALTORS®



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

Median Sale Price

2nd QTR 2023	2nd QTR 2022
Detached: \$351,00	Detached: \$340,00
Attached: \$262,00	Attached: \$240,00

% Change (Detached)
3.24%

Total Dollar Volume

2nd QTR 2023	2nd QTR 2022
Detached: \$972.1	Detached: \$1,222.5
Attached: \$64.3	Attached: \$80.2

% Change (Detached)
-20.48%

Average Sales Price

2nd QTR 2023	2nd QTR 2022
Detached: \$406,048	Detached: \$391,827
Attached: \$266,848	Attached: \$247,397

% Change (Detached)
3.63%

Closed Sales

2nd QTR 2023	2nd QTR 2022
Detached: 2,394	Detached: 3,120
Attached: 241	Attached: 324

% Change (Detached)
-23.27

Average Days on Market

2nd QTR 2023	2nd QTR 2022
Detached: 25	Detached: 12
Attached: 15	Attached: 6

% Change (Detached)
108.33%

New Listings

2nd QTR 2023	2nd QTR 2022
Detached: 3,135	Detached: 4,103
Attached: 307	Attached: 389

% Change (Detached)
-23.59%

Contact

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2nd QTR 2023 & 2022 RECAP for Greater Albuquerque Areas

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

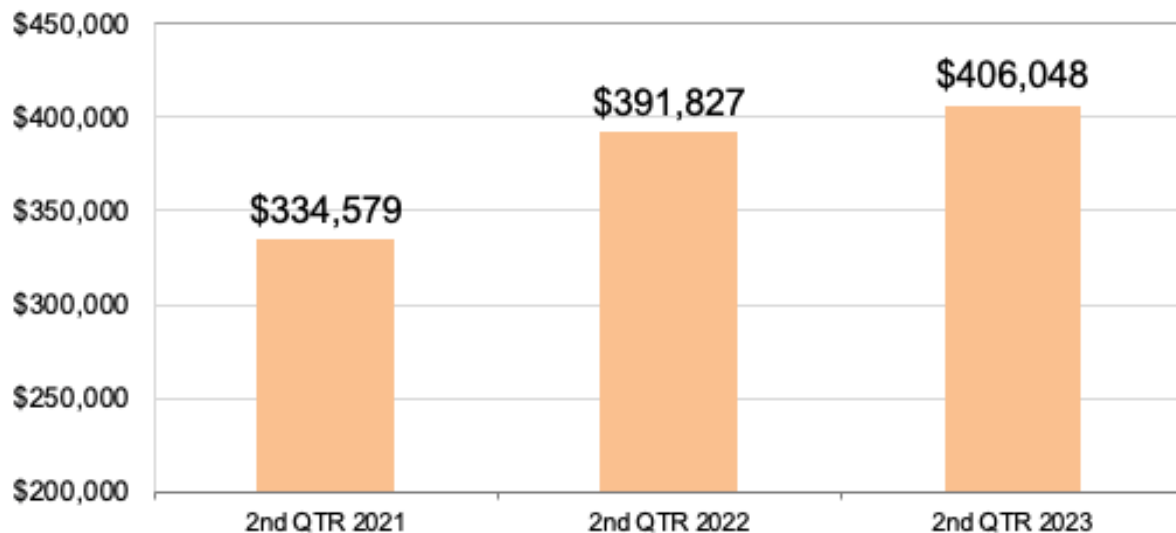
Class R1	2023	2022	% of Change
Average Sale Price:	\$406,048	\$391,827	3.63%
Median Sale Price:	\$351,000	\$340,000	3.24%
Total Sold & Closed:	2,394	3,120	-23.27%
Total Dollar Volume*:	\$972.1	\$1,222.5	-20.48%
New Listings:	3,135	4,103	-23.59%
Days on Market:	25	12	108.33%

Class R2	2023	2022	% of Change
Average Sale Price:	\$266,848	\$247,397	7.86%
Median Sale Price:	\$262,000	\$240,000	9.17%
Total Sold & Closed:	241	324	-25.62%
Total Dollar Volume*:	\$64.3	\$80.2	-19.83%
New Listings:	307	389	-21.08%
Days on Market:	15	6	150.00%

The numbers above reflect the time periods between April 1 and June 30 of 2022 and 2023.

*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 2023 & 2022 RECAP for Albuquerque (Areas 10-121)

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

Class R1	2023	2022	% of Change
Average Sale Price:	\$408,260	\$393,652	3.71%
Median Sale Price:	\$355,000	\$340,000	4.41%
Total Sold & Closed:	1,491	2,077	-28.21%
Total Dollar Volume*:	\$608.7	\$817.6	-25.55%
New Listings:	1,925	2,640	-27.08%
Days on Market:	22	9	144.44%

Class R2	2023	2022	% of Change
Average Sale Price:	\$267,418	\$252,450	5.93%
Median Sale Price:	\$259,000	\$243,500	6.37%
Total Sold & Closed:	216	286	-24.48%
Total Dollar Volume*:	\$57.8	\$72.2	-19.94%
New Listings:	269	340	-20.88%
Days on Market:	14	7	100.00%

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2nd QTR 2023 & 2022 RECAP for Rio Rancho (Areas 140-162)

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

Class R1	2023	2022	% of Change
Average Sale Price:	\$396,597	\$365,290	8.57%
Median Sale Price:	\$358,000	\$339,190	5.55%
Total Sold & Closed:	463	563	-17.76%
Total Dollar Volume*:	\$183.6	\$205.6	-10.70%
New Listings:	582	761	-23.52%
Days on Market:	32	11	190.91%

Class R2	2023	2022	% of Change
Average Sale Price:	\$258,123	\$213,039	21.16%
Median Sale Price:	\$267,000	\$228,750	16.72%
Total Sold & Closed:	17	18	-5.56%
Total Dollar Volume*:	\$4.4	\$3.8	15.79%
New Listings:	26	25	4.00%
Days on Market:	25	5	400.00%

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*Total Dollar Volume (millions)

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2nd QTR 2023 & 2022 RECAP for East Mountains (Areas 210-293)

Class R1 (Existing Single-Family Detached)

Class R1	2023	2022	% of Change
Average Sale Price:	\$475,990	\$411,774	15.59%
Median Sale Price:	\$419,500	\$360,000	16.53%
Total Sold & Closed:	118	143	-17.48%
Total Dollar Volume*:	\$56.2	\$58.8	-4.42%
New Listings:	582	210	177.14%
Days on Market:	199	35	468.57%

2nd QTR 2022 & 2021 RECAP for Valencia County (Areas 690-760)

Class R1 (Existing Single-Family Detached)

Class R1	2023	2022	% of Change
Average Sale Price:	\$309,414	\$313,369	-1.26%
Median Sale Price:	\$295,490	\$284,390	3.90%
Total Sold & Closed:	254	245	3.67%
Total Dollar Volume*:	\$78.6	\$76.7	2.48%
New Listings:	319	339	-5.90%
Days on Market:	56	22	154.55%

The numbers above reflect the time periods between April 1 and June 30 of 2022 and 2023.

*Total Dollar Volume (millions)

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2nd QTR 2023 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2021	Average Sale Price	Change from 2nd QTR 2021	Median Sale Price	Change from 2nd QTR 2021
10	Sandia Heights	23	-17.86%	\$793,326	19.83%	\$719,000	17.39%
20	North Albuquerque Acres	31	-16.22%	\$844,869	-2.40%	\$837,500	4.69%
21	Albuquerque Acres West	42	-23.64%	\$609,443	1.30%	\$587,500	4.91%
30	Far NE Heights	112	-22.22%	\$519,709	4.24%	\$460,750	4.95%
31	Foothills North	22	-46.34%	\$820,136	13.71%	\$650,000	4.00%
32	Academy West	49	-12.50%	\$407,524	12.20%	\$375,000	8.46%
40	UNM	46	-9.80%	\$465,321	11.01%	\$441,574	17.31%
41	Uptown	75	-25.00%	\$309,853	0.71%	\$310,000	6.90%
42	UNM South	42	-17.65%	\$373,168	-6.48%	\$343,013	-1.97%
50	NE Heights	161	-30.00%	\$303,575	4.55%	\$291,000	3.37%
51	Foothills South	38	-11.63%	\$465,138	-3.69%	\$453,438	-4.74%
60	Four Hills	18	-30.77%	\$544,299	16.21%	\$500,000	15.61%
70	Fairgrounds	29	-35.56%	\$272,117	2.03%	\$275,000	1.85%
71	Southeast Heights	61	-18.67%	\$348,930	0.24%	\$365,000	3.99%
72	Mesa Del Sol	25	400.00%	\$399,277	-1.95%	\$377,281	-7.98%
80	Downtown	43	-12.24%	\$373,597	9.47%	\$315,000	12.50%
90	Near South Valley	33	-43.10%	\$240,482	-0.53%	\$230,000	-4.15%
91	Valley Farms	13	-58.06%	\$357,038	-8.81%	\$330,000	20.00%
92	Southwest Heights	146	-27.36%	\$276,141	5.69%	\$270,000	4.25%
93	Pajarito	5	-28.57%	\$278,000	-30.55%	\$265,000	-3.64%
100	North Valley	36	-38.98%	\$694,859	22.18%	\$527,662	12.34%
101	Near North Valley	34	-32.00%	\$353,914	-9.71%	\$329,000	-4.91%
102	Far North Valley	4	-76.47%	\$663,805	-20.85%	\$695,000	20.87%
103	West River Valley	6	0.00%	\$590,717	-1.32%	\$615,000	8.49%
110	Northwest Heights	162	-30.77%	\$437,980	-2.72%	\$398,500	-1.97%
111	Ladera Heights	81	-46.00%	\$315,760	6.33%	\$300,000	5.91%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	89	-36.43%	\$344,893	4.65%	\$343,000	5.54%
121	Paradise East	65	-26.14%	\$397,198	0.87%	\$380,000	0.26%
130	Corrales	29	-14.71%	\$751,465	-8.57%	\$685,000	-6.48%
140	Rio Rancho South	52	-31.58%	\$461,265	12.90%	\$417,500	13.37%
141	Rio Rancho Southwest	0	-100.00%	\$0	-100.00%	\$0	-100.00%
150	Rio Rancho Mid	125	-24.70%	\$382,023	11.40%	\$325,000	4.33%
151	Rio Rancho Mid-North	75	10.29%	\$437,504	8.48%	\$420,000	12.75%
152	Rio Rancho Mid-West	12	-25.00%	\$273,386	22.89%	\$267,000	16.11%
160	Rio Rancho North	127	-8.63%	\$429,202	2.24%	\$399,390	-0.15%
161	Rio Rancho Central	72	-23.40%	\$295,604	3.07%	\$295,000	4.42%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	17	-22.73%	\$417,112	2.64%	\$357,000	-10.19%
180	Placitas	22	-31.25%	\$731,687	-7.69%	\$725,000	-0.21%
210-293	East Mountain Area	118	-17.48%	\$475,990	15.59%	\$419,500	16.53%
690-760	Valencia County	254	3.67%	\$309,414	-1.26%	\$295,490	3.90%

2nd QTR 2023 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2021	Average Sale Price	Change from 2nd QTR 2021	Median Sale Price	Change from 2nd QTR 2021
210	Carnuel/Monticello	1	-80.00%	\$375,000	75.41%	\$375,000	50.60%
220	North of I-40	24	-41.46%	\$657,700	37.81%	\$572,500	44.94%
230	South of I-40	11	-38.89%	\$450,455	12.94%	\$410,000	-0.36%
231	Manzano Mountain	1	N/A	\$1,700,000	N/A	\$1,700,000	N/A
240	Zuzax Tijeras	19	0.00%	\$525,511	9.95%	\$426,500	0.35%
250	NW Edgewood	25	19.05%	\$446,270	-6.65%	\$440,000	11.11%
260	South 217	7	-12.50%	\$348,643	8.48%	\$312,000	-8.50%
270	NE Edgewood	15	36.36%	\$363,407	5.96%	\$365,000	1.39%
271	Stanley	0	N/A	\$0	N/A	\$0	N/A
280	SE Edgewood	2	-50.00%	\$360,000	9.34%	\$360,000	10.43%
290	North Moriarty	1	-66.67%	\$535,000	13.83%	\$535,000	57.35%
291	South Moriarty	7	40.00%	\$204,357	-33.17%	\$178,000	-6.81%
292	Estancia McIntosh	2	-60.00%	\$382,500	60.12%	\$382,500	187.59%
293	Mountainair	3	-57.14%	\$289,500	37.81%	\$421,000	180.67%
690	West Valencia County	0	-100.00%	\$0	-100.00%	\$0	-100.00%
700	Los Lunas	62	5.08%	\$321,463	-0.12%	\$318,995	8.13%
701	W Los Lunas	48	41.18%	\$331,840	2.74%	\$315,000	-5.94%
710	Bosque/Peralta	12	-36.84%	\$463,375	2.39%	\$390,000	-7.14%
711	East Los Lunas/Tome	8	-57.89%	\$470,375	7.85%	\$481,500	0.31%
720	Meadowlake/El Cerro	2	-33.33%	\$244,950	14.20%	\$244,950	20.37%
721	Las Maravillas	38	31.03%	\$273,902	15.28%	\$282,348	17.65%
730	West Belen	20	566.67%	\$275,715	-20.54%	\$271,400	-4.77%
740	Los Chavez	12	-60.00%	\$256,083	-17.03%	\$247,500	-12.82%
741	Belen	20	17.65%	\$262,515	1.43%	\$220,000	29.41%
742	Jarales Bosque	3	-25.00%	\$256,667	11.80%	\$220,000	-14.28%
750	Adelino	5	150.00%	\$282,980	-1.57%	\$259,900	-9.60%
760	Rio Communities/Tierra Grande	24	0.00%	\$270,333	19.32%	\$257,000	11.74%

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