

QUARTERLY MARKET REPORT

2nd QTR 2018



New Listings

	2nd QTR 2018	2nd QTR 2017
Detached	5,345	5,326
Attached	477	501

% Change (Detached)

+0.36%

Closed Sales

	2nd QTR 2018	2nd QTR 2017
Detached	3,484	3,380
Attached	368	336

% Change (Detached)

+3.08%

Average Sale Price

	2nd QTR 2018	2nd QTR 2017
Detached	\$242,906	\$239,934
Attached	\$166,217	\$156,104

% Change (Detached)

+1.24%

QUARTERLY HIGHLIGHTS

- The average sale price of single-family detached homes in 2nd Quarter 2018 was \$242,906, a 1.2% increase from 2nd Quarter 2017.
- Single-family detached home sales totaled 3,484, an increase of 3.1% from 2nd Quarter 2017.

CONTACT

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Recap for Greater Albuquerque Areas



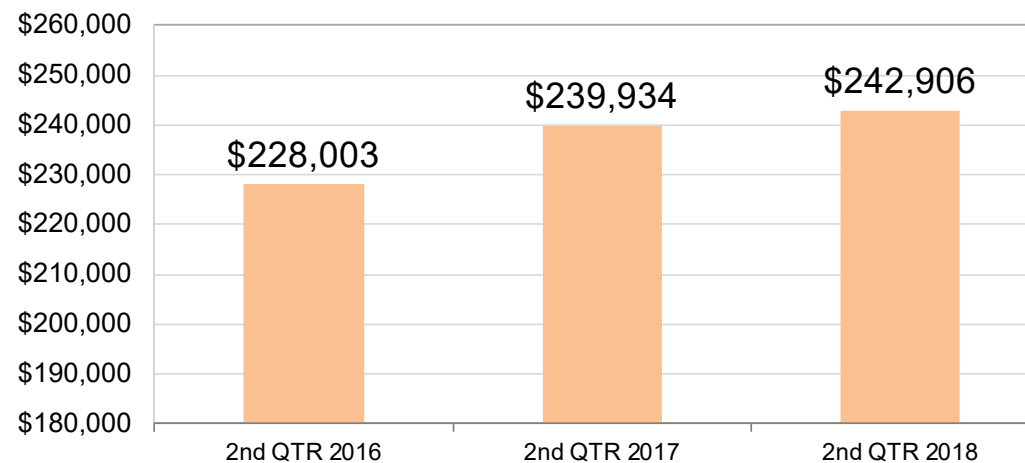
Class R1 (Existing Single-Family Detached)

Class R1	2018	2017	% of Change
Average Sale Price:	\$242,906	\$239,934	1.24%
Median Sale Price:	\$210,000	\$199,000	5.53%
Total Sold & Closed:	3,484	3,380	3.08%
Total Dollar Volume (mil):	\$846.2	\$809.1	4.59%
New Listings:	5,345	5,326	0.36%
Days on Market:	40	46	-13.04%

Class R2 (Existing Condo/Townhome Attached)

Class R2	2018	2017	% of Change
Average Sale Price:	\$166,217	\$156,104	6.48%
Median Sale Price:	\$154,000	\$148,750	3.53%
Total Sold & Closed:	368	336	9.52%
Total Dollar Volume (mil):	\$61.2	\$52.5	16.57%
New Listings:	477	501	-4.79%
Days on Market:	45	3	4.65%

Average Sale Price for Single-Family Detached Homes



Recap for Albuquerque & Rio Rancho



Albuquerque (Areas 10 - 121)

Class R1	2018	2017	% of Change
Average Sale Price:	\$244,935	\$242,517	1.00%
Median Sale Price:	\$207,950	\$199,000	4.50%
Total Sold & Closed:	2,426	2,366	2.54%
Total Dollar Volume:	\$594.2	\$574.0	3.52%
New Listings:	3,690	3,692	-0.05%
Days on Market:	37	41	-9.76%

Rio Rancho (Areas 140 - 162)

Class R1	2018	2017	% of Change
Average Sale Price:	\$221,203	\$211,393	4.64%
Median Sale Price:	\$201,000	\$188,500	6.63%
Total Sold & Closed:	598	549	8.93%
Total Dollar Volume:	\$132.3	\$116.1	13.95%
New Listings:	862	828	4.11%
Days on Market:	35	49	-28.57%

Class R2	2018	2017	% of Change
Average Sale Price:	\$170,951	\$160,761	6.34%
Median Sale Price:	\$155,000	\$150,000	3.33%
Total Sold & Closed:	317	286	10.84%
Total Dollar Volume:	\$54.2	\$46.0	17.83%
New Listings:	423	451	-6.21%
Days on Market:	46	41	12.20%

Class R2	2018	2017	% of Change
Average Sale Price:	\$142,796	\$129,019	10.68%
Median Sale Price:	\$170,625	\$133,286	28.01%
Total Sold & Closed:	29	29	0.00%
Total Dollar Volume:	\$4.1	\$3.7	10.81%
New Listings:	20	36	-44.44%
Days on Market:	40	41	-2.44%

Recap for East Mountains & Valencia County



East Mountains (Areas 210 - 293)

Class R1	2018	2017	% of Change
Average Sale Price:	\$275,270	\$276,281	-0.37%
Median Sale Price:	\$270,000	\$260,000	3.85%
Total Sold & Closed:	169	155	9.03%
Total Dollar Volume:	\$46.5	\$42.8	8.64%
New Listings:	283	279	1.43%
Days on Market:	60	58	3.45%

Valencia (Areas 690 - 760)

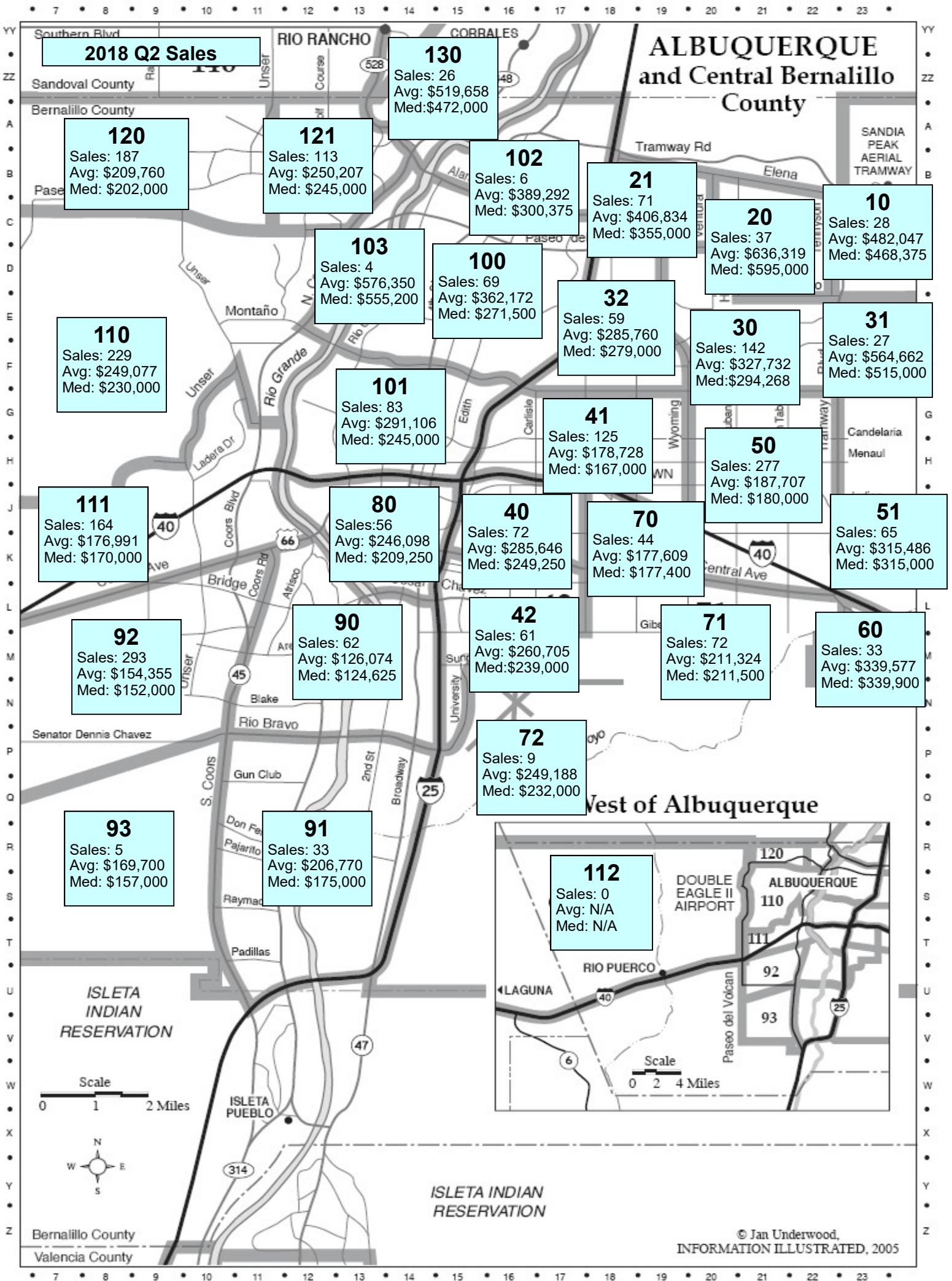
Class R1	2018	2017	% of Change
Average Sale Price:	\$177,634	\$168,078	5.69%
Median Sale Price:	\$160,000	\$151,500	5.61%
Total Sold & Closed:	189	200	-5.50%
Total Dollar Volume:	\$33.6	\$33.6	0.00%
New Listings:	331	301	9.97%
Days on Market:	63	74	-14.86%

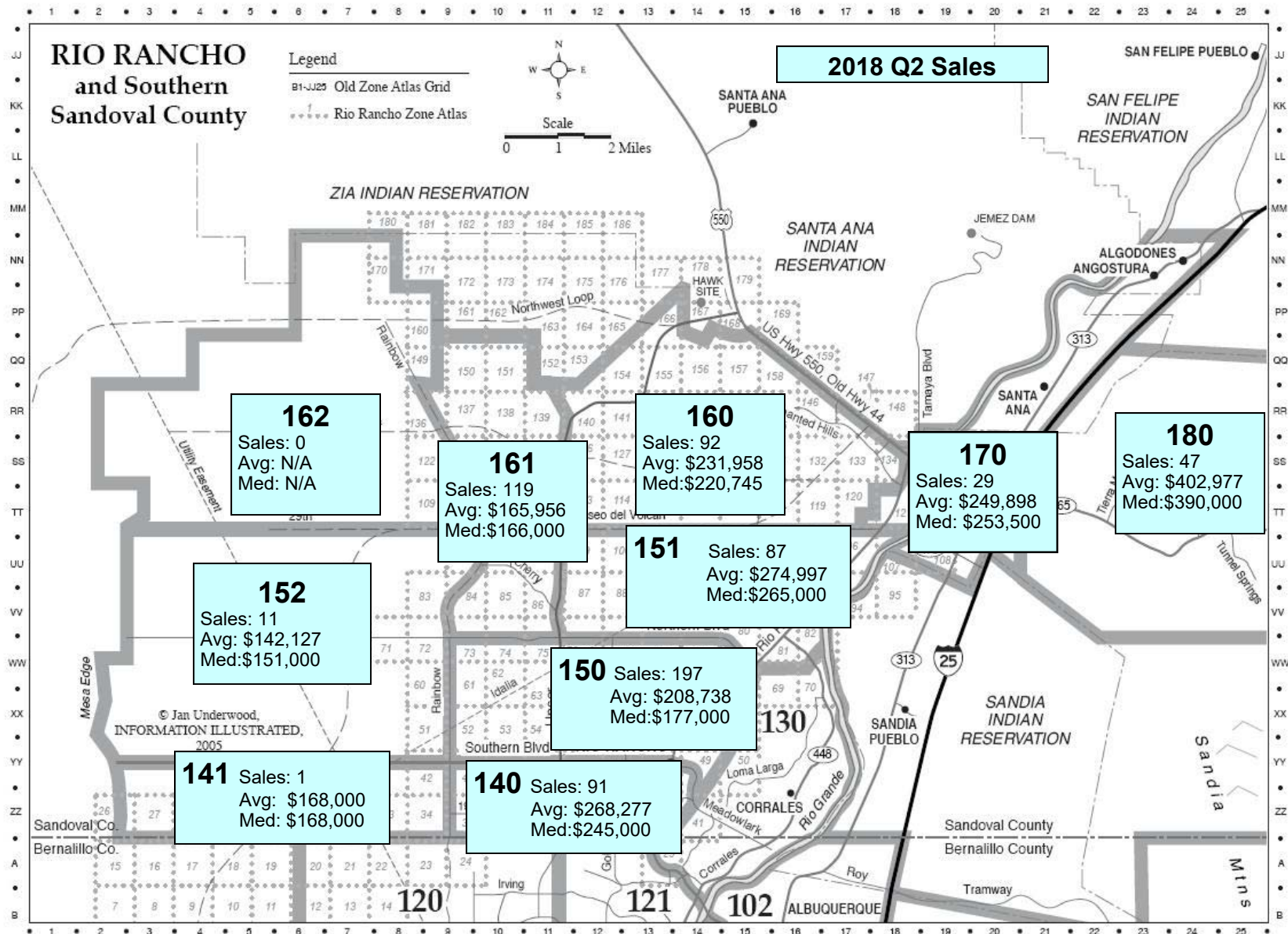
Area Summary for Single-Family Home Sales



		Sales	Change from 2nd QTR 2017	Average Sale Price	Change from 2nd QTR 2017	Median Sale Price	Change from 2nd QTR 2017
10	Sandia Heights	28	7.69%	\$482,047	11.43%	\$468,375	17.55%
20	North Albuquerque Acres	37	-17.78%	\$636,319	14.04%	\$595,000	11.21%
21	Albuquerque Acres West	71	-7.79%	\$406,834	4.36%	\$355,000	5.50%
30	Far NE Heights	142	-13.41%	\$327,732	-1.55%	\$294,268	1.82%
31	Foothills North	27	-38.64%	\$564,662	-9.56%	\$515,000	1.46%
32	Academy West	59	0.00%	\$285,760	18.87%	\$279,000	18.77%
40	UNM	72	7.46%	\$285,646	1.68%	\$249,250	-4.13%
41	Uptown	125	3.31%	\$178,728	0.74%	\$167,000	1.21%
42	UNM South	61	-8.96%	\$260,705	12.20%	\$239,000	19.50%
50	NE Heights	277	3.36%	\$187,707	7.36%	\$180,000	7.14%
51	Foothills South	65	-5.80%	\$315,486	3.15%	\$315,000	13.31%
60	Four Hills	33	32.00%	\$339,577	-0.23%	\$339,900	7.22%
70	Fairgrounds	44	10.00%	\$177,609	9.73%	\$177,400	10.88%
71	Southeast Heights	72	1.41%	\$211,324	18.61%	\$211,500	17.50%
72	Mesa Del Sol	9	50.00%	\$249,188	-10.35%	\$232,000	-19.47%
80	Downtown	56	-5.08%	\$246,098	0.52%	\$209,250	-2.08%
90	Near South Valley	62	21.57%	\$126,074	-15.95%	\$124,625	-7.69%
91	Valley Farms	33	37.50%	\$206,770	25.99%	\$175,000	25.00%
92	Southwest Heights	293	21.07%	\$154,355	10.67%	\$152,000	11.44%
93	Pajarito	5	-28.57%	\$169,700	10.01%	\$157,000	12.22%
100	North Valley	69	9.52%	\$362,172	-9.42%	\$271,500	7.31%
101	Near North Valley	83	20.29%	\$291,106	0.92%	\$245,000	8.89%
102	Far North Valley	6	-14.29%	\$389,292	50.47%	\$300,375	25.16%
103	West River Valley	4	-69.23%	\$576,350	-1.01%	\$555,200	4.75%
110	Northwest Heights	229	1.33%	\$249,077	5.22%	\$230,000	4.55%
111	Ladera Heights	164	9.33%	\$176,991	6.75%	\$170,000	6.25%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	187	-1.58%	\$209,760	7.06%	\$202,000	4.83%
121	Paradise East	113	-2.59%	\$250,207	7.01%	\$245,000	13.95%
130	Corrales	26	-29.73%	\$519,658	6.72%	\$472,000	3.74%
140	Rio Rancho South	91	31.88%	\$268,277	16.13%	\$245,000	12.46%
141	Rio Rancho Southwest	1	N/A	\$168,000	N/A	\$168,000	N/A
150	Rio Rancho Mid	197	7.07%	\$208,738	4.55%	\$177,000	0.60%
151	Rio Rancho Mid-North	87	29.85%	\$274,997	-3.89%	\$265,000	-4.90%
152	Rio Rancho Mid-West	11	-21.43%	\$142,127	15.42%	\$151,000	17.05%
160	Rio Rancho North	92	-22.03%	\$231,958	2.00%	\$220,745	4.13%
161	Rio Rancho Central	119	23.96%	\$165,956	2.75%	\$166,000	3.11%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	29	-12.12%	\$249,898	-2.52%	\$253,500	9.03%
180	Placitas	47	17.50%	\$402,977	-1.63%	\$390,000	-7.80%
210-293	East Mountain Area	169	9.03%	\$275,270	-0.37%	\$270,000	3.85%
690-760	Valencia County	189	-5.50%	\$177,634	5.69%	\$160,000	6.67%

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





East Mountain Area and Estancia Basin

2018 Q2 Sales

220

Sales: 45
Avg: \$338,497
Med: \$314,900

240

Sales: 31
Avg: \$298,919
Med: \$299,000

230

Sales: 15
Avg: \$335,187
Med: \$295,000

250

Sales: 28
Avg: \$272,714
Med: \$270,000

260

Sales: 7
Avg: \$273,357
Med: \$270,000

270

Sales: 11
Avg: \$208,082
Med: \$185,000

280

Sales: 6
Avg: \$213,817
Med: \$168,750

271

Sales: 2
Avg: \$177,500
Med: \$177,500

290

Sales: 2
Avg: \$148,000
Med: \$148,000

291

Sales: 9
Avg: \$122,389
Med: \$78,000

292

Sales: 3
Avg: \$96,067
Med: \$68,200

293

Sales: 5
Avg: \$92,600
Med: \$24,000

231

Sales: 1
Avg: \$249,000
Med: \$249,000

Hwy 55 CR B076

CRA072

CRA093

Shondale Lane (CRA147)

0 1 2 3 5
Scale in Miles

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INFORMATION ILLUSTRATED,
2005

South to Socorro & Lincoln County Lines

To Corona

East to Guadalupe County Line

East to Guadalupe County Line

To Santa Fe

To Encino

