



gaar

Q3 2023

Market Snapshot

Greater Albuquerque Association of REALTORS®



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

Median Sale Price

3rd QTR 2023	3rd QTR 2022
Detached: \$402,616	Detached: \$335,000
Attached: \$251,500	Attached: \$243,770

% Change (Detached)
20.18%

Total Dollar Volume

3rd QTR 2023	3rd QTR 2022
Detached: \$1,011	Detached: \$1,082
Attached: \$66	Attached: \$75.1

% Change (Detached)
-6.56%

Average Sales Price

3rd QTR 2023	3rd QTR 2022
Detached: \$413,319	Detached: \$376,905
Attached: \$257,882	Attached: \$250,380

% Change (Detached)
9.66%

Closed Sales

3rd QTR 2023	3rd QTR 2022
Detached: 2,448	Detached: 2,871
Attached: 256	Attached: 300

% Change (Detached)
-14.73

Average Days on Market

3rd QTR 2023	3rd QTR 2022
Detached: 25	Detached: 15
Attached: 11	Attached: 8

% Change (Detached)
66.67%

New Listings

3rd QTR 2023	3rd QTR 2022
Detached: 3,107	Detached: 3,579
Attached: 334	Attached: 351

% Change (Detached)
-13.19%

Contact

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3rd QTR 2023 & 2022 RECAP for Greater Albuquerque Areas

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

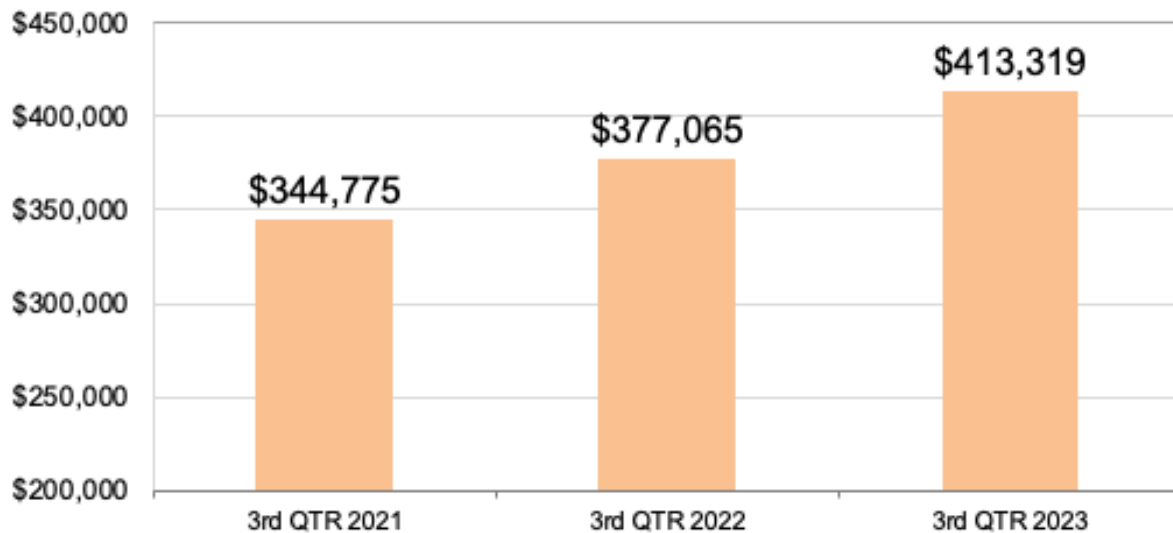
Class R1	2023	2022	% of Change
Average Sale Price:	\$413,319	\$376,905	9.66%
Median Sale Price:	\$402,616	\$335,000	20.18%
Total Sold & Closed:	2,448	2,871	-14.73%
Total Dollar Volume*:	\$1,011.0	\$1,082.0	-6.56%
New Listings:	3,107	3,579	-13.19%
Days on Market:	25	15	66.67%

Class R2	2023	2022	% of Change
Average Sale Price:	\$257,882	\$250,380	3.00%
Median Sale Price:	\$251,500	\$243,770	3.17%
Total Sold & Closed:	256	300	-14.67%
Total Dollar Volume*:	\$66.0	\$75.1	-12.12%
New Listings:	334	351	-4.84%
Days on Market:	11	8	37.50%

The numbers above reflect the time periods between July 1st and September 30th 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.

3rd 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:	\$436,132	\$327,596	33.13%
Median Sale Price:	\$372,000	\$327,950	13.43%
Total Sold & Closed:	1,521	1,858	-18.14%
Total Dollar Volume*:	\$583.0	\$692.2	-15.78%
New Listings:	1,339	2,268	-40.96%
Days on Market:	20	13	53.85%

Class R2	2023	2022	% of Change
Average Sale Price:	\$261,567	\$251,298	4.09%
Median Sale Price:	\$255,000	\$245,000	4.08%
Total Sold & Closed:	222	272	-18.38%
Total Dollar Volume*:	\$56.0	\$68.3	-18.01%
New Listings:	215	313	-31.31%
Days on Market:	11	9	22.22%

The numbers above reflect the time periods between July 1st and September 30th of 2022 and 2023.

*Total Dollar Volume (millions)

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3rd 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:	\$39,456	\$374,608	-89.47%
Median Sale Price:	\$358,950	\$340,500	5.42%
Total Sold & Closed:	476	568	-16.20%
Total Dollar Volume*:	\$187.7	\$212.7	-11.75%
New Listings:	651	700	-7.00%
Days on Market:	29	13	123.08%

Class R2	2023	2022	% of Change
Average Sale Price:	\$241,087	\$260,823	-7.57%
Median Sale Price:	\$249,000	\$270,000	-7.78%
Total Sold & Closed:	23	19	21.05%
Total Dollar Volume*:	\$5,545.0	\$4.9	113063.27%
New Listings:	25	25	0.00%
Days on Market:	8	4	100.00%

The numbers above reflect the time periods between July 1st and September 30th of 2022 and

*Total Dollar Volume (millions)

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3rd 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:	\$437,744	\$408,684	7.11%
Median Sale Price:	\$400,000	\$400,500	-0.12%
Total Sold & Closed:	133	150	-11.33%
Total Dollar Volume*:	\$58.2	\$61.3	-5.06%
New Listings:	189	188	0.53%
Days on Market:	26	26	0.00%

3rd QTR 2023 & 2022 RECAP for Valencia County (Areas 690-760)

Class R1 (Existing Single-Family Detached)

Class R1	2023	2022	% of Change
Average Sale Price:	\$318,463	\$310,310	2.63%
Median Sale Price:	\$298,640	\$287,500	3.87%
Total Sold & Closed:	244	211	15.64%
Total Dollar Volume*:	\$77.7	\$65.4	18.81%
New Listings:	274	306	-10.46%
Days on Market:	54	26	107.69%

The numbers above reflect the time periods between July 1st and September 30th of 2022 and 2023.

*Total Dollar Volume (millions)

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3rd QTR 2023 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2023	Average Sale Price	Change from 3rd QTR 2023	Median Sale Price	Change from 3rd QTR 2023
10	Sandia Heights	25	-13.79%	\$704,601	5.01%	\$685,000	5.22%
20	North Albuquerque Acres	32	-31.91%	\$950,721	20.47%	\$815,400	10.06%
21	Albuquerque Acres West	38	-42.42%	\$612,284	26.64%	\$535,000	28.92%
30	Far NE Heights	117	-28.66%	\$523,514	19.30%	\$470,000	24.50%
31	Foothills North	24	-35.14%	\$813,368	15.42%	\$637,500	8.05%
32	Academy West	36	-41.94%	\$395,075	10.62%	\$375,750	13.86%
40	UNM	55	-39.56%	\$448,017	21.07%	\$420,000	19.49%
41	Uptown	74	-43.08%	\$329,013	20.84%	\$320,450	23.25%
42	UNM South	42	-25.00%	\$370,236	27.82%	\$340,750	22.84%
50	NE Heights	194	-27.88%	\$316,315	20.47%	\$303,000	21.20%
51	Foothills South	36	-34.55%	\$482,072	14.13%	\$468,550	17.14%
60	Four Hills	13	-65.79%	\$475,615	14.06%	\$495,000	26.44%
70	Fairgrounds	42	-19.23%	\$264,128	13.63%	\$265,000	13.01%
71	Southeast Heights	54	-51.79%	\$355,178	10.19%	\$372,500	12.24%
72	Mesa Del Sol	7	-61.11%	\$476,636	35.07%	\$429,575	26.42%
80	Downtown	28	-49.09%	\$352,750	-0.12%	\$289,500	-0.34%
90	Near South Valley	31	-32.61%	\$300,339	51.55%	\$295,000	59.03%
91	Valley Farms	26	-7.14%	\$387,915	17.35%	\$299,950	0.82%
92	Southwest Heights	138	-31.68%	\$280,299	25.03%	\$272,500	23.86%
93	Pajarito	7	250.00%	\$277,143	4.88%	\$290,000	9.74%
100	North Valley	39	-48.00%	\$750,034	54.03%	\$585,000	58.11%
101	Near North Valley	44	-38.89%	\$384,356	12.86%	\$343,000	36.93%
102	Far North Valley	6	-45.45%	\$853,250	89.99%	\$740,000	55.79%
103	West River Valley	6	-60.00%	\$756,333	14.19%	\$702,500	54.40%
110	Northwest Heights	151	-27.75%	\$479,769	35.50%	\$460,000	41.19%
111	Ladera Heights	101	-47.94%	\$326,117	21.36%	\$315,000	22.47%
112	Canoncito	1	N/A	\$230,000	N/A	\$230,000	N/A
120	Paradise West	93	-56.94%	\$354,600	22.85%	\$347,238	24.01%
121	Paradise East	61	-51.59%	\$401,645	18.96%	\$390,000	23.61%
130	Corrales	29	-17.14%	\$844,877	17.48%	\$778,000	7.31%
140	Rio Rancho South	82	-11.83%	\$426,953	20.77%	\$375,000	10.64%
141	Rio Rancho Southwest	1	N/A	\$165,000	N/A	\$165,000	N/A
150	Rio Rancho Mid	129	-39.15%	\$368,860	20.10%	\$329,900	17.82%
151	Rio Rancho Mid-North	68	-32.00%	\$458,806	19.21%	\$420,000	22.63%
152	Rio Rancho Mid-West	12	-7.69%	\$308,497	30.93%	\$305,700	30.64%
160	Rio Rancho North	122	-28.65%	\$423,411	17.49%	\$392,500	13.83%
161	Rio Rancho Central	62	-50.40%	\$297,516	18.13%	\$300,500	19.01%
162	Rio Rancho Northwest	0	-100.00%	\$0	-100.00%	\$0	-100.00%
170	Bernalillo/Algodones	17	-34.62%	\$370,452	-12.10%	\$355,000	-2.42%
180	Placitas	28	-33.33%	\$684,418	18.73%	\$678,000	23.72%
210-293	East Mountain Area	133	-29.63%	\$437,744	6.38%	\$400,000	3.90%
690-760	Valencia County	244	-2.40%	\$318,463	18.14%	\$298,640	21.89%

3rd QTR 2023 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2023	Average Sale Price	Change from 3rd QTR 2023	Median Sale Price	Change from 3rd QTR 2023
210	Carnuel/Monticello	2	-50.00%	\$534,950	75.39%	\$534,950	75.39%
220	North of I-40	32	-38.46%	\$537,280	7.51%	\$477,000	-4.31%
230	South of I-40	11	-31.25%	\$480,039	6.14%	\$440,000	7.58%
231	Manzano Mountain	4	0.00%	\$178,750	-51.98%	\$152,500	-54.81%
240	Zuzax Tijeras	22	-18.52%	\$494,450	10.09%	\$420,000	0.72%
250	NW Edgewood	14	-61.11%	\$521,393	23.95%	\$489,500	23.30%
260	South 217	10	-9.09%	\$308,850	19.96%	\$330,000	37.50%
270	NE Edgewood	13	8.33%	\$405,300	15.58%	\$449,900	26.02%
271	Stanley	0	-100.00%	\$0	-100.00%	\$0	-100.00%
280	SE Edgewood	7	133.33%	\$320,000	-13.67%	\$285,000	-12.31%
290	North Moriarty	4	-33.33%	\$420,600	48.75%	\$412,450	27.40%
291	South Moriarty	6	20.00%	\$217,282	18.81%	\$217,750	30.39%
292	Estancia McIntosh	6	0.00%	\$280,127	5.34%	\$200,000	-25.09%
293	Mountainair	2	-33.33%	\$260,000	2.63%	\$260,000	205.88%
690	West Valencia County	0	N/A	\$0	N/A	\$0	N/A
700	Los Lunas	53	-14.52%	\$341,242	12.12%	\$324,500	10.19%
701	W Los Lunas	57	46.15%	\$324,298	16.62%	\$310,900	12.13%
710	Bosque/Peralta	12	9.09%	\$400,690	7.05%	\$427,763	4.33%
711	East Los Lunas/Tome	14	-6.67%	\$465,068	16.32%	\$532,500	31.48%
720	Meadowlake/El Cerro	4	33.33%	\$155,098	-34.92%	\$164,695	-26.80%
721	Las Maravillas	46	53.33%	\$277,248	38.20%	\$283,790	45.53%
730	West Belen	12	N/A	\$287,233	N/A	\$278,400	N/A
740	Los Chavez	8	-70.37%	\$407,062	45.94%	\$365,000	48.98%
741	Belen	20	-35.48%	\$241,715	28.05%	\$225,000	25.35%
742	Jarales Bosque	2	N/A	\$291,200	N/A	\$291,200	N/A
750	Adelino	5	400.00%	\$327,100	-17.19%	\$341,000	-13.67%
760	Rio Communities/Tierra Grande	11	-64.52%	\$244,145	7.37%	\$230,000	9.00%

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