

Quarterly market REPORT

3rd
QTR
2018

Quarterly Highlights

- The average sale price of single-family detached homes in 3rd Quarter 2018 was \$238,409, a 4.05% increase from 3rd Quarter 2017.
- Single-family detached home sales increased 5.40% from 3rd Quarter 2017 to 3,297.

New Listings	Closed Sales	Average Sale \$
Detached: 5,268 Attached: 511	Detached: 3,297 Attached: 306	Detached: \$248,059 Attached: \$160,991
3rd QTR 2017 Detached: 4,566 Attached: 415	3rd QTR 2017 Detached: 3,128 Attached: 294	3rd QTR 2017 Detached: \$238,409 Attached: \$151,302
% Change (Detached) +15.4%	% Change (Detached) +5.4%	% Change (Detached) +4.1%



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3rd QTR 2018 & 2017 RECAP for Greater Albuquerque Areas

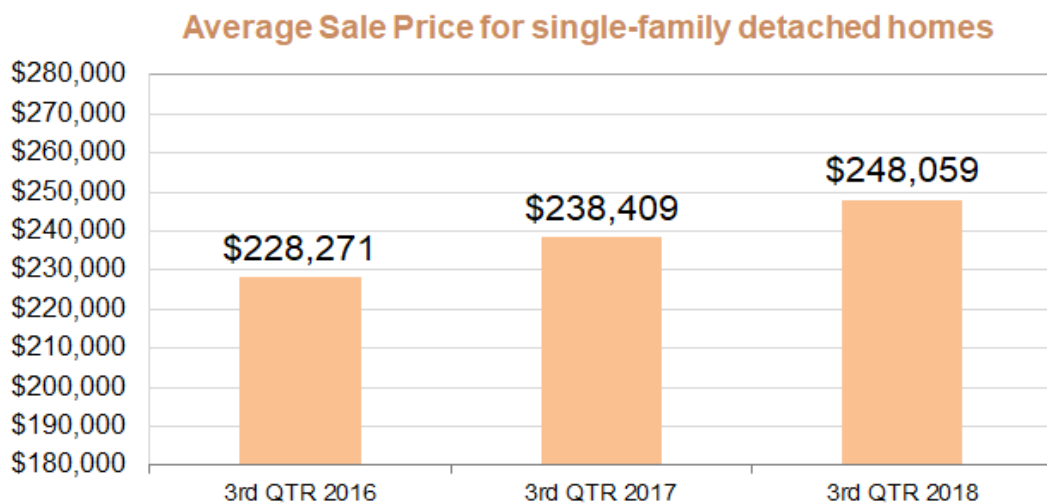
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2018	2017	% of Change
Average Sale Price:	\$248,059	\$238,409	4.05%
Median Sale Price:	\$209,900	\$200,250	4.82%
Total Sold & Closed:	3,297	3,128	5.40%
Total Dollar Volume*:	\$817.8	\$745.7	9.67%
New Listings:	5,268	4,566	15.37%
Days on Market:	39	42	-7.14%

Class R2	2018	2017	% of Change
Average Sale Price:	\$160,991	\$151,302	6.40%
Median Sale Price:	\$149,000	\$137,750	8.17%
Total Sold & Closed:	306	294	4.08%
Total Dollar Volume*:	\$49.3	\$44.5	10.79%
New Listings:	511	415	23.13%
Days on Market:	33	43	-23.26%

The numbers above reflect the time period between July 1 and September 30 of 2017 and 2018.

*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.

3rd QTR 2018 & 2017 RECAP for Albuquerque (Areas 10-121)

Class R1	2018	2017	% of Change
Average Sale Price:	\$250,244	\$242,548	3.17%
Median Sale Price:	\$209,000	\$205,000	1.95%
Total Sold & Closed:	2,237	2,132	4.92%
Total Dollar Volume*:	\$559.8	\$517.1	8.26%
New Listings:	3,408	3,385	0.68%
Days on Market:	37	36	2.78%

Class R2	2018	2017	% of Change
Average Sale Price:	\$164,602	\$153,027	7.56%
Median Sale Price:	\$150,000	\$138,000	8.70%
Total Sold & Closed:	262	269	-2.60%
Total Dollar Volume*:	\$43.1	\$41.2	4.61%
New Listings:	418	373	12.06%
Days on Market:	34	44	-22.73%

3rd QTR 2018 & 2017 RECAP for Rio Rancho (Areas 140-162)

Class R1	2018	2017	% of Change
Average Sale Price:	\$229,443	\$211,685	8.39%
Median Sale Price:	\$199,000	\$185,000	7.57%
Total Sold & Closed:	575	560	2.68%
Total Dollar Volume*:	\$132.0	\$117.5	12.34%
New Listings:	822	677	21.42%
Days on Market:	32	41	-21.95%

Class R2	2018	2017	% of Change
Average Sale Price:	\$136,119	\$143,946	-5.44%
Median Sale Price:	\$129,000	\$155,000	-16.77%
Total Sold & Closed:	31	13	138.46%
Total Dollar Volume*:	\$4.2	\$1.9	121.05%
New Listings:	38	26	46.15%
Days on Market:	27	27	0.00%

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3rd QTR 2018 & 2017 RECAP for East Mountains (Areas 210-293)

Class R1	2018	2017	% of Change
Average Sale Price:	\$272,186	\$272,778	-0.22%
Median Sale Price:	\$261,000	\$257,000	1.56%
Total Sold & Closed:	172	155	10.97%
Total Dollar Volume*:	\$46.8	\$42.3	10.64%
New Listings:	271	210	29.05%
Days on Market:	56	62	-9.68%

3rd QTR 2018 & 2017 RECAP for Valencia County (Areas 690-760)

Class R1	2018	2017	% of Change
Average Sale Price:	\$181,949	\$169,061	7.62%
Median Sale Price:	\$163,000	\$152,000	7.24%
Total Sold & Closed:	205	189	8.47%
Total Dollar Volume*:	\$37.2	\$32.0	16.25%
New Listings:	329	287	14.63%
Days on Market:	49	78	-37.18%

The numbers above reflect the time period between July 1 and September 30 of 2017 and 2018.

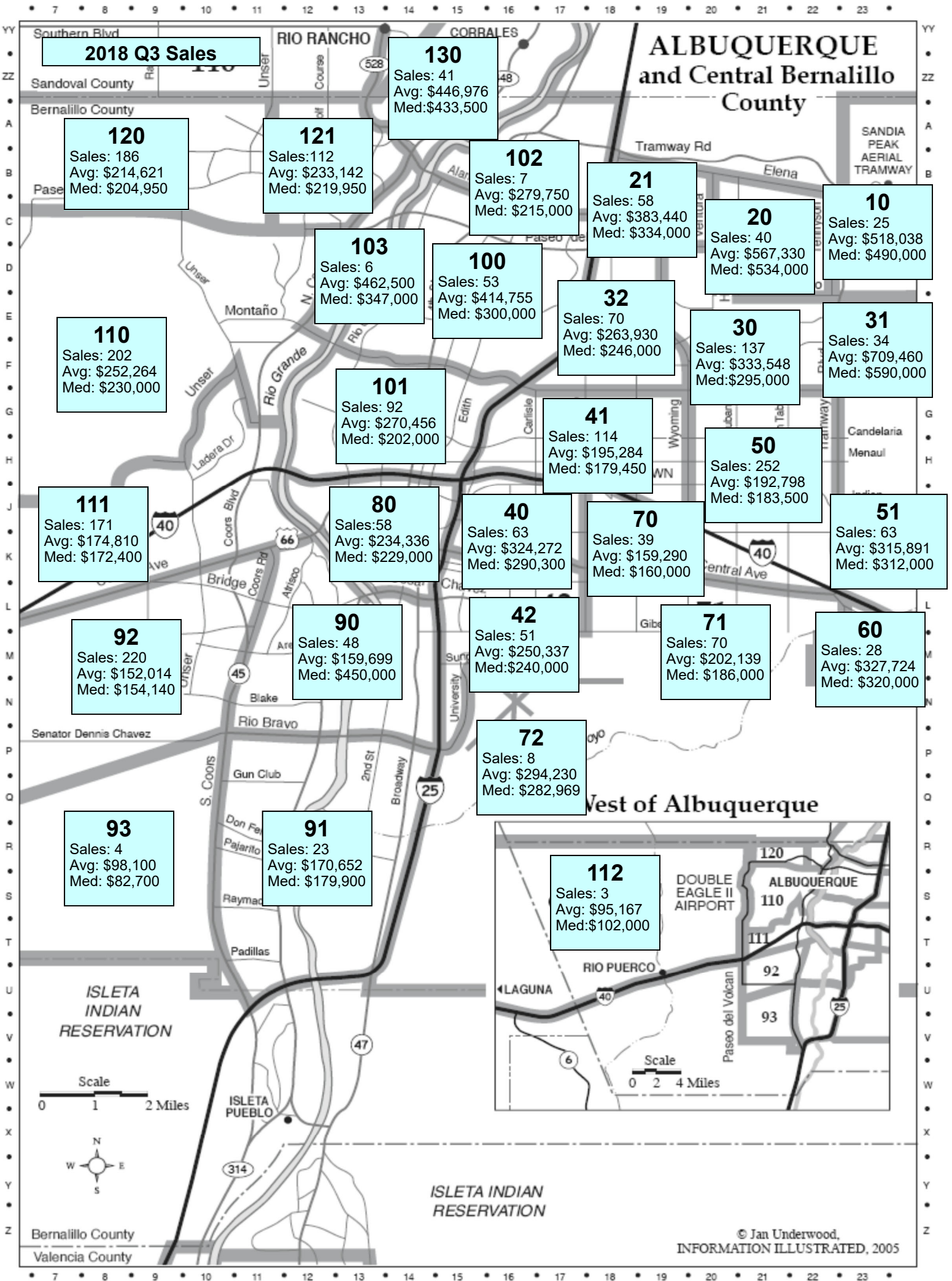
**Total Dollar Volume (millions)*

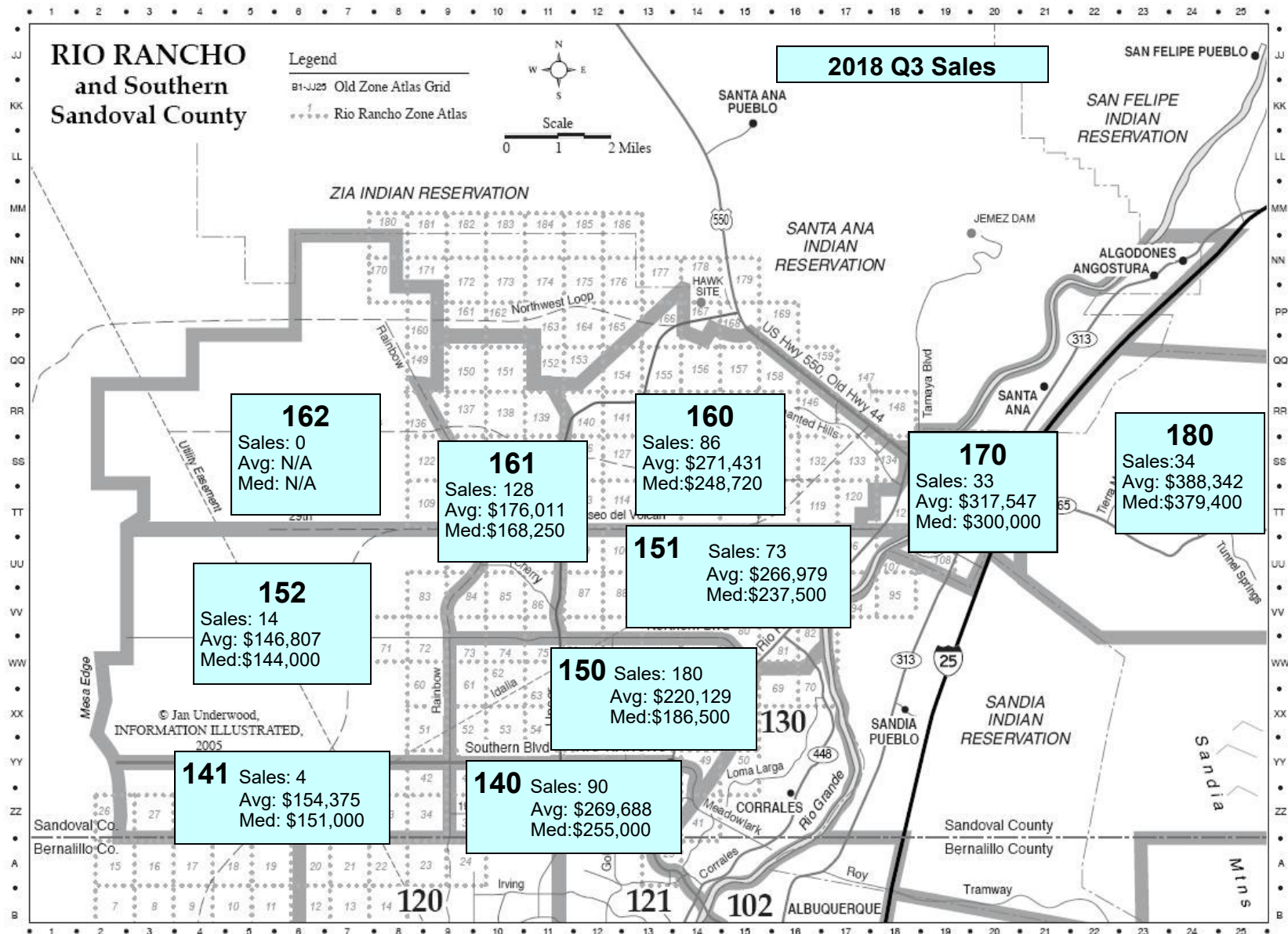
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3rd QTR 2018 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2017	Average Sale Price	Change from 3rd QTR 2017	Median Sale Price	Change from 3rd QTR 2017
10	Sandia Heights	25	13.64%	\$518,038	17.52%	\$490,000	26.45%
20	North Albuquerque Acres	40	-13.04%	\$567,330	-3.69%	\$534,000	-2.64%
21	Albuquerque Acres West	58	-3.33%	\$383,440	6.31%	\$334,000	-3.88%
30	Far NE Heights	137	-3.52%	\$333,548	0.15%	\$295,000	1.72%
31	Foothills North	34	-26.09%	\$709,460	44.70%	\$590,000	36.42%
32	Academy West	70	52.17%	\$263,930	8.06%	\$246,000	4.68%
40	UNM	63	1.61%	\$324,272	10.48%	\$290,300	6.24%
41	Uptown	114	-2.56%	\$195,284	0.24%	\$179,450	-3.00%
42	UNM South	51	-10.53%	\$250,337	-6.35%	\$240,000	3.23%
50	NE Heights	252	3.28%	\$192,798	10.42%	\$183,500	8.29%
51	Foothills South	63	28.57%	\$315,891	3.93%	\$312,000	7.92%
60	Four Hills	28	0.00%	\$327,724	2.43%	\$320,000	13.68%
70	Fairgrounds	39	5.41%	\$159,290	-2.21%	\$160,000	6.67%
71	Southeast Heights	70	1.45%	\$202,139	2.56%	\$186,000	3.33%
72	Mesa Del Sol	8	166.67%	\$294,230	21.67%	\$282,969	16.45%
80	Downtown	58	31.82%	\$234,336	15.60%	\$229,000	37.95%
90	Near South Valley	48	-12.73%	\$159,699	20.02%	\$145,000	11.54%
91	Valley Farms	23	9.52%	\$170,652	-13.50%	\$179,900	26.25%
92	Southwest Heights	220	8.91%	\$152,014	10.70%	\$154,140	11.25%
93	Pajarito	4	-33.33%	\$98,100	-34.15%	\$82,700	-42.95%
100	North Valley	53	-11.67%	\$414,755	6.65%	\$300,000	0.84%
101	Near North Valley	92	48.39%	\$270,456	-3.48%	\$202,000	-0.98%
102	Far North Valley	7	0.00%	\$279,750	-19.01%	\$215,000	-50.69%
103	West River Valley	6	-33.33%	\$462,500	-3.90%	\$347,000	-11.03%
110	Northwest Heights	202	8.60%	\$252,264	0.89%	\$230,000	2.00%
111	Ladera Heights	171	24.82%	\$174,810	2.06%	\$172,400	2.93%
112	Canoncito	3	N/A	\$95,167	N/A	\$102,000	N/A
120	Paradise West	186	-6.06%	\$214,621	6.34%	\$204,950	6.08%
121	Paradise East	112	-4.27%	\$233,142	-3.12%	\$219,950	-3.53%
130	Corrales	41	28.13%	\$446,976	-10.51%	\$433,500	-9.69%
140	Rio Rancho South	90	2.27%	\$269,688	0.60%	\$255,000	2.12%
141	Rio Rancho Southwest	4	33.33%	\$154,375	11.33%	\$151,000	16.15%
150	Rio Rancho Mid	180	-13.88%	\$220,129	8.76%	\$186,500	6.57%
151	Rio Rancho Mid-North	73	25.86%	\$266,979	6.02%	\$237,500	4.40%
152	Rio Rancho Mid-West	14	-6.67%	\$146,807	14.13%	\$144,000	10.77%
160	Rio Rancho North	86	19.44%	\$271,431	14.43%	\$248,720	10.54%
161	Rio Rancho Central	128	11.30%	\$176,011	8.71%	\$168,250	7.17%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	33	6.45%	\$317,547	16.09%	\$300,000	1.69%
180	Placitas	34	17.24%	\$388,342	-1.13%	\$379,400	-7.46%
210-293	East Mountain Area	172	10.97%	\$272,186	-0.22%	\$261,000	1.56%
690-760	Valencia County	205	8.47%	\$181,949	7.62%	\$163,000	7.24%

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East Mountain Area and Estancia Basin

