

Quarterly market

REPORT

**1st
QTR
2020**

Quarterly Highlights

- The average sale price of single-family detached homes in 1st Quarter 2020 was \$266,694, a 7.81% increase from 1st Quarter 2019.
- Single-family detached home sales increased 4.96% from 1st Quarter 2019 to 2,584.

New Listings	Closed Sales	Average Sale \$
Detached: 3,795 Attached: 424	Detached: 2,584 Attached: 304	Detached: \$266,694 Attached: \$180,799
1st QTR 2019 Detached: 3,815 Attached: 386	1st QTR 2019 Detached: 2,462 Attached: 247	1st QTR 2019 Detached: \$247,368 Attached: \$157,054
% Change (Detached) -0.52%	% Change (Detached) +4.96%	% Change (Detached) +7.81%



www.gaar.com

Contact

Sherry Fowler 2020 GAAR President

Phone 505-301-4425 Email president@gaar.com

1st QTR 2020 & 2019 RECAP for Greater Albuquerque Areas

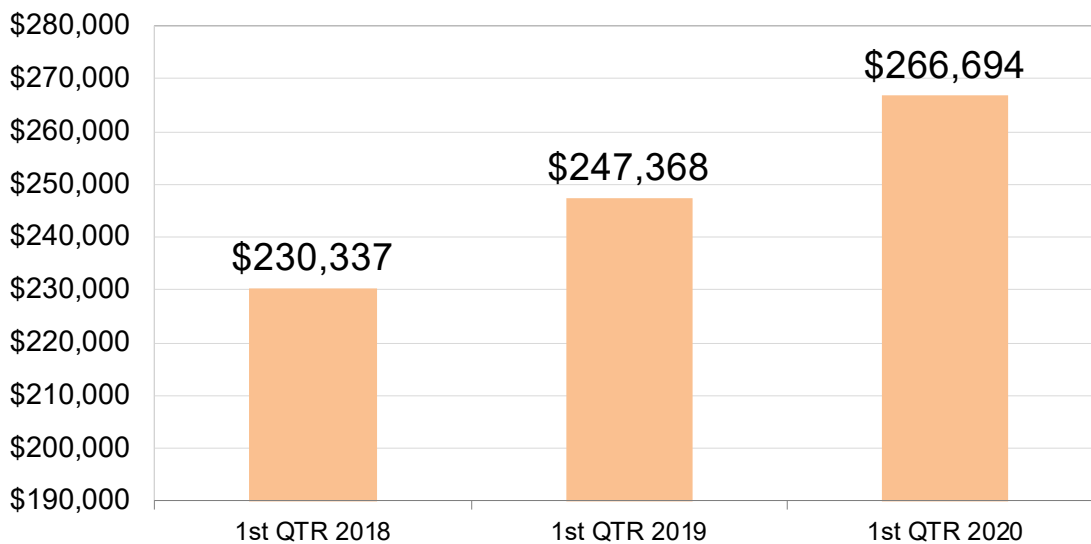
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2020	2019	% of Change
Average Sale Price:	\$266,694	\$247,368	7.81%
Median Sale Price:	\$230,000	\$205,500	11.92%
Total Sold & Closed:	2,584	2,462	4.96%
Total Dollar Volume*:	\$689.9	\$609.0	13.28%
New Listings:	3,795	3,815	-0.52%
Days on Market:	42	51	-17.65%

Class R2	2020	2019	% of Change
Average Sale Price:	\$180,799	\$157,054	15.12%
Median Sale Price:	\$171,250	\$149,900	14.24%
Total Sold & Closed:	304	247	23.08%
Total Dollar Volume*:	\$55.0	\$38.8	41.75%
New Listings:	424	386	9.84%
Days on Market:	31	50	-38.00%

The numbers above reflect the time period between Jan. 1 and March 31 of 2019 and 2020.

*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.

1st QTR 2020 & 2019 RECAP for Albuquerque (Areas 10-121)

Class R1	2020	2019	% of Change
Average Sale Price:	\$268,983	\$249,968	7.61%
Median Sale Price:	\$230,000	\$206,000	11.65%
Total Sold & Closed:	1,762	1,687	4.45%
Total Dollar Volume*:	\$474.0	\$421.7	12.40%
New Listings:	2,575	2,610	-1.34%
Days on Market:	39	48	-18.75%

Class R2	2020	2019	% of Change
Average Sale Price:	\$184,288	\$161,923	13.81%
Median Sale Price:	\$172,950	\$150,250	15.11%
Total Sold & Closed:	266	210	26.67%
Total Dollar Volume*:	\$49.0	\$34.0	44.12%
New Listings:	376	342	9.94%
Days on Market:	32	51	-37.25%

1st QTR 2020 & 2019 RECAP for Rio Rancho (Areas 140-162)

Class R1	2020	2019	% of Change
Average Sale Price:	\$242,237	\$223,423	8.42%
Median Sale Price:	\$222,000	\$198,000	12.12%
Total Sold & Closed:	463	427	8.43%
Total Dollar Volume*:	\$112.2	\$95.4	17.61%
New Listings:	687	623	10.27%
Days on Market:	36	39	-7.69%

Class R2	2020	2019	% of Change
Average Sale Price:	\$171,526	\$121,857	40.76%
Median Sale Price:	\$174,000	\$115,000	51.30%
Total Sold & Closed:	26	21	23.81%
Total Dollar Volume*:	\$4.3	\$2.6	65.38%
New Listings:	31	24	29.17%
Days on Market:	20	35	-42.86%

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

1st QTR 2020 & 2019 RECAP for East Mountains (Areas 210-293)

Class R1	2020	2019	% of Change
Average Sale Price:	\$304,006	\$263,655	15.30%
Median Sale Price:	\$277,000	\$240,000	15.42%
Total Sold & Closed:	116	99	17.17%
Total Dollar Volume*:	\$35.3	\$26.1	35.25%
New Listings:	149	179	-16.76%
Days on Market:	71	71	0.00%

1st QTR 2020 & 2019 RECAP for Valencia County (Areas 690-760)

Class R1	2020	2019	% of Change
Average Sale Price:	\$200,778	\$186,234	7.81%
Median Sale Price:	\$190,000	\$170,250	11.60%
Total Sold & Closed:	161	160	0.63%
Total Dollar Volume*:	\$32.3	\$29.8	8.39%
New Listings:	244	245	-0.41%
Days on Market:	61	85	-28.24%

The numbers above reflect the time period between Jan. 1 and March 31 of 2019 and 2020.

**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.

1st QTR 2020 Area Summary for single-family home sales

		Sales	Change from 1st QTR 2019	Average Sale Price	Change from 1st QTR 2019	Median Sale Price	Change from 1st QTR 2019
10	Sandia Heights	21	-19.23%	\$573,310	21.17%	\$550,000	37.93%
20	North Albuquerque Acres	31	40.91%	\$635,376	0.08%	\$605,000	5.68%
21	Albuquerque Acres West	47	-4.08%	\$407,927	-18.04%	\$375,000	-10.29%
30	Far NE Heights	101	27.85%	\$329,390	0.30%	\$295,000	3.51%
31	Foothills North	30	30.43%	\$598,560	0.61%	\$580,250	8.46%
32	Academy West	45	-4.26%	\$265,853	11.71%	\$244,000	1.71%
40	UNM	49	-10.91%	\$336,009	10.64%	\$290,000	5.45%
41	Uptown	90	26.76%	\$205,637	9.49%	\$197,000	17.26%
42	UNM South	47	17.50%	\$253,330	-3.81%	\$230,000	-6.35%
50	NE Heights	225	25.00%	\$209,554	14.73%	\$205,000	19.94%
51	Foothills South	53	3.92%	\$322,067	13.88%	\$305,000	8.93%
60	Four Hills	21	-16.00%	\$353,126	-0.14%	\$335,000	1.52%
70	Fairgrounds	37	-15.91%	\$192,278	18.33%	\$185,000	8.03%
71	Southeast Heights	57	35.71%	\$228,040	13.28%	\$237,000	34.09%
72	Mesa Del Sol	5	25.00%	\$341,458	12.24%	\$319,900	4.29%
80	Downtown	32	0.00%	\$204,682	-6.44%	\$188,500	-0.53%
90	Near South Valley	33	-19.51%	\$129,344	-17.33%	\$137,000	-11.61%
91	Valley Farms	16	14.29%	\$210,625	16.30%	\$177,000	9.09%
92	Southwest Heights	187	-4.59%	\$175,902	12.45%	\$169,900	13.27%
93	Pajarito	4	-55.56%	\$203,750	6.91%	\$179,000	18.54%
100	North Valley	50	35.14%	\$450,400	-3.99%	\$332,450	-14.10%
101	Near North Valley	66	15.79%	\$279,669	11.15%	\$198,000	4.21%
102	Far North Valley	8	60.00%	\$451,750	1.45%	\$387,500	-25.34%
103	West River Valley	3	-57.14%	\$409,667	0.46%	\$350,000	45.83%
110	Northwest Heights	180	14.65%	\$277,499	0.87%	\$250,000	5.04%
111	Ladera Heights	125	-7.41%	\$205,104	9.72%	\$199,000	13.07%
112	Canoncito	1	N/A	\$104,000	N/A	\$104,000	N/A
120	Paradise West	118	-22.88%	\$238,280	13.70%	\$225,500	10.00%
121	Paradise East	80	-5.88%	\$274,900	11.40%	\$263,000	11.44%
130	Corrales	30	-21.05%	\$527,744	5.42%	\$524,500	13.41%
140	Rio Rancho South	55	14.58%	\$301,399	9.23%	\$299,900	18.56%
141	Rio Rancho Southwest	2	100.00%	\$182,500	29.43%	\$182,500	29.43%
150	Rio Rancho Mid	165	15.38%	\$234,772	14.15%	\$214,900	19.39%
151	Rio Rancho Mid-North	59	3.51%	\$263,094	-6.26%	\$238,975	-8.09%
152	Rio Rancho Mid-West	13	44.44%	\$151,154	7.63%	\$143,500	4.36%
160	Rio Rancho North	79	2.60%	\$285,063	8.82%	\$260,410	-0.80%
161	Rio Rancho Central	90	-2.17%	\$182,991	10.95%	\$184,400	11.76%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	23	4.55%	\$264,628	27.20%	\$247,000	32.80%
180	Placitas	29	0.00%	\$474,831	10.83%	\$479,900	14.26%
210-293	East Mountain Area	116	17.17%	\$304,006	15.30%	\$277,000	15.42%
690-760	Valencia County	161	0.63%	\$200,778	7.81%	\$190,000	11.60%

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

2020 1Q Sales

ALBUQUERQUE and Central Bernalillo County

SANDIA
PEAK
AERIAL
TRAMWAY

130
Sales: 30
Avg: \$527,744
Med: \$524,500

120
Sales: 118
Avg: \$277,499
Med: \$250,000

121
Sales: 80
Avg: \$274,900
Med: \$263,000

102
Sales: 8
Avg: \$451,750
Med: \$387,500

21
Sales: 47
Avg: \$407,927
Med: \$375,000

20
Sales: 31
Avg: \$635,376
Med: \$605,000

10
Sales: 21
Avg: \$573,310
Med: \$550,000

103
Sales: 3
Avg: \$409,667
Med: \$350,000

100
Sales: 50
Avg: \$450,400
Med: \$332,450

32
Sales: 46
Avg: \$264,204
Med: \$242,500

30
Sales: 101
Avg: \$329,390
Med: \$295,000

31
Sales: 30
Avg: \$598,560
Med: \$580,250

110
Sales: 180
Avg: \$277,499
Med: \$250,000

101
Sales: 67
Avg: \$277,779
Med: \$196,000

41
Sales: 90
Avg: \$205,637
Med: \$197,000

50
Sales: 225
Avg: \$209,554
Med: \$205,000

111
Sales: 125
Avg: \$205,104
Med: \$199,000

80
Sales: 32
Avg: \$204,682
Med: \$188,500

40
Sales: 49
Avg: \$336,009
Med: \$290,000

70
Sales: 37
Avg: \$192,278
Med: \$185,000

51
Sales: 53
Avg: \$322,067
Med: \$305,000

92
Sales: 187
Avg: \$175,902
Med: \$169,900

90
Sales: 33
Avg: \$129,344
Med: \$137,000

42
Sales: 47
Avg: \$253,330
Med: \$230,000

71
Sales: 57
Avg: \$228,040
Med: \$237,000

60
Sales: 21
Avg: \$353,126
Med: \$335,000

72
Sales: 5
Avg: \$341,458
Med: \$319,900

West of Albuquerque

93
Sales: 4
Avg: \$203,750
Med: \$179,000

91
Sales: 16
Avg: \$210,625
Med: \$177,000

112
Sales: 1
Avg: \$104,000
Med: \$104,000

120
110
111
92
93

DOUBLE
EAGLE II
AIRPORT

RIO PUERCO
LAGUNA
Pasaje del Volcan

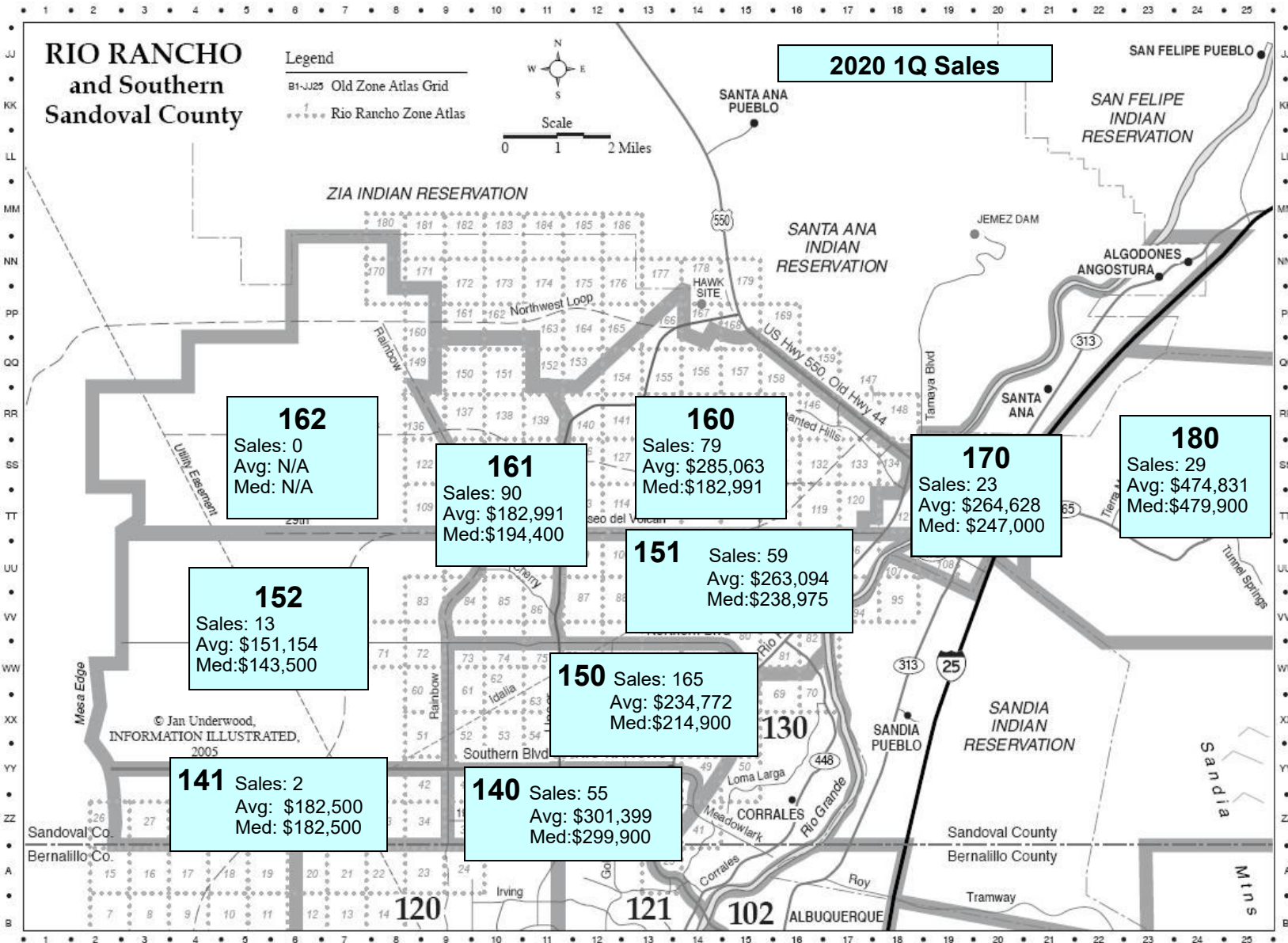
Scale
0 1 2 Miles

Scale
0 2 4 Miles



ISLETA INDIAN
RESERVATION

Bernalillo County
Valencia County



East Mountain Area and Estancia Basin

2020 1Q Sales

220
Sales: 29
Avg: \$474,831
Med: \$479,900

250
Sales: 18
Avg: \$317,600
Med: \$315,000

270 Sales: 10
Avg: \$257,500
Med: \$199,000

271
Sales: 1
Avg: \$375,000
Med: \$375,000

240
Sales: 23
Avg: \$406,152
Med: \$374,750

290
Sales: 3
Avg: \$283,333
Med: \$260,000

210
Sales: 1
Avg: \$171,200
Med: \$171,200

230
Sales: 8
Avg: \$212,406
Med: \$232,450

260
Sales: 8
Avg: \$211,375
Med: \$189,000

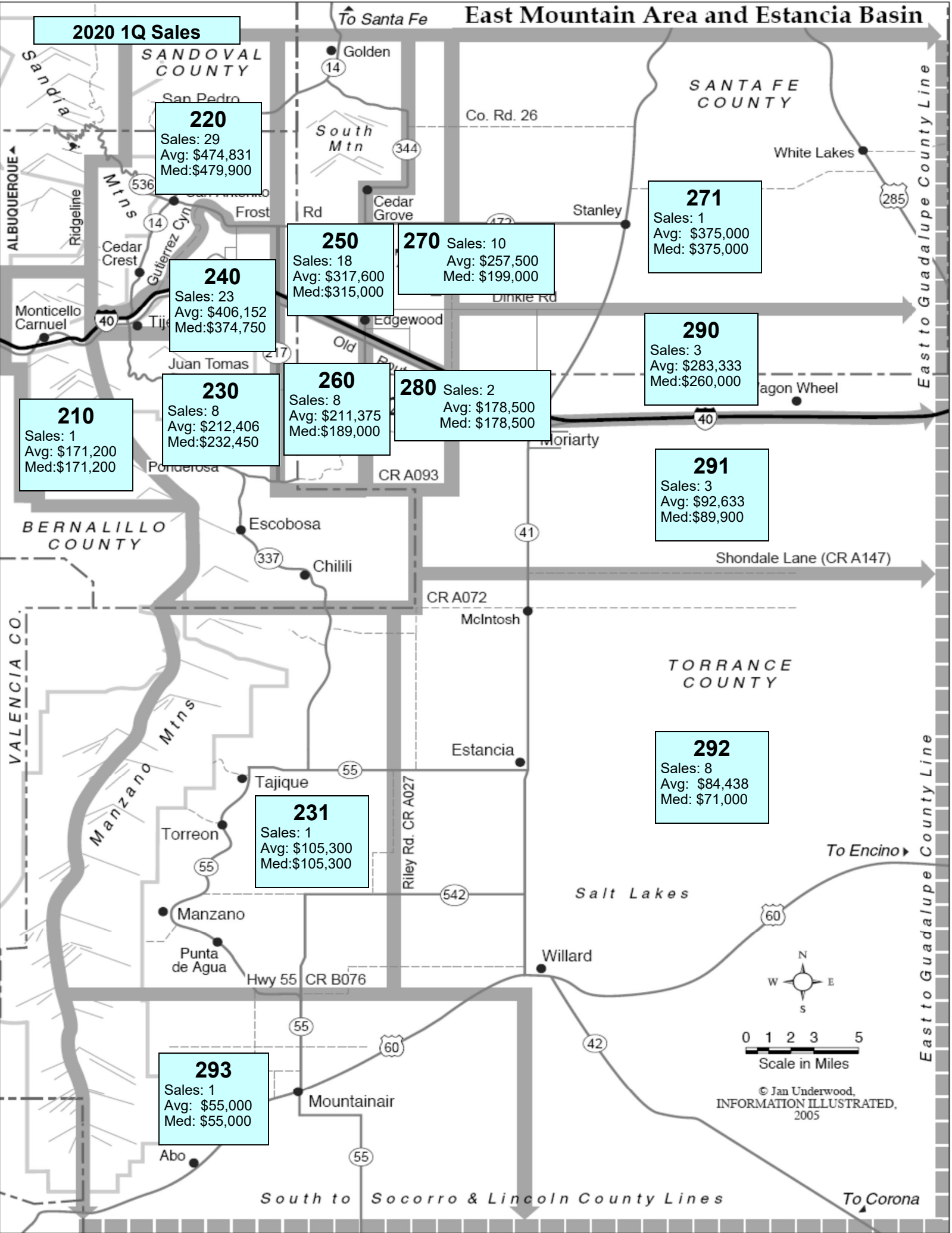
280 Sales: 2
Avg: \$178,500
Med: \$178,500

291
Sales: 3
Avg: \$92,633
Med: \$89,900

231
Sales: 1
Avg: \$105,300
Med: \$105,300

292
Sales: 8
Avg: \$84,438
Med: \$71,000

293
Sales: 1
Avg: \$55,000
Med: \$55,000



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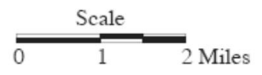
VALENCIA COUNTY

ISLETA INDIAN RESERVATION

MEADOWLAKE

RIO DEL ORO LOOP SUBDIVISION

TIERRA GRANDE



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2020 1Q Sales

700
Sales: 40
Avg: \$232,136
Med: \$224,995

710
Sales: 13
Avg: \$282,885
Med: \$273,000

701
Sales: 24
Avg: \$248,232
Med: \$237,700

720
Sales: 1
Avg: \$178,000
Med: \$178,000

690
Sales: 1
Avg: \$167,000
Med: \$167,000

711
Sales: 9
Avg: \$235,211
Med: \$220,000

740
Sales: 8
Avg: \$176,519
Med: \$167,500

721
Sales: 22
Avg: \$159,652
Med: \$161,342

730
Sales: 1
Avg: \$237,000
Med: \$237,000

750
Sales: 3
Avg: \$210,633
Med: \$169,900

741
Sales: 26
Avg: \$112,366
Med: \$96,000

760
Sales: 11
Avg: \$165,918
Med: \$150,700

742
Sales: 2
Avg: \$201,450
Med: \$201,450

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

