

Quarterly market REPORT

2nd
QTR
2020

Quarterly Highlights

- The average sale price of single-family detached homes in the 2nd Quarter 2020 was \$272,173, a 2.50% increase from 2nd Quarter 2019.
- Single-family detached home sales decreased 14.57% from 2nd Quarter 2019 to 3,031.

New Listings	Closed Sales	Average Sale \$
Detached: 4,123 Attached: 424	Detached: 3,031 Attached: 338	Detached: \$272,173 Attached: \$174,121
2nd QTR 2019 Detached: 5,062 Attached: 494	2nd QTR 2019 Detached: 3,548 Attached: 349	2nd QTR 2019 Detached: \$265,539 Attached: \$175,184
% Change (Detached) -18.55%	% Change (Detached) -14.57%	% Change (Detached) +2.50%



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2nd QTR 2020 & 2019 RECAP for Greater Albuquerque Areas

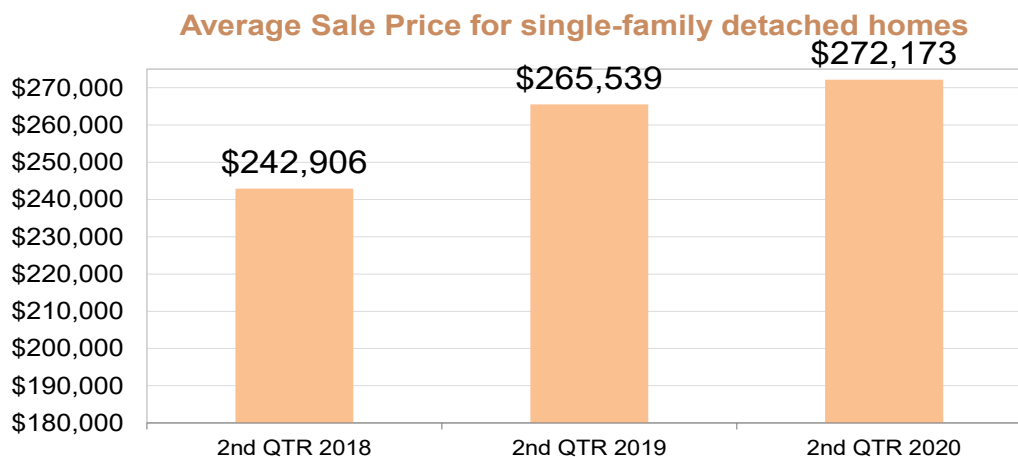
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2020	2019	% of Change
Average Sale Price:	\$272,173	\$265,539	2.50%
Median Sale Price:	\$236,000	\$225,000	4.89%
Total Sold & Closed:	3,031	3,548	-14.57%
Total Dollar Volume*:	\$824.9	\$942.1	-12.44%
New Listings:	4,123	5,062	-18.55%
Days on Market:	29	36	-19.44%

Class R2	2020	2019	% of Change
Average Sale Price:	\$174,121	\$175,184	-0.61%
Median Sale Price:	\$167,000	\$160,000	4.38%
Total Sold & Closed:	338	349	-3.15%
Total Dollar Volume*:	\$58.9	\$61.1	-3.68%
New Listings:	424	494	-14.17%
Days on Market:	30	38	-21.05%

The numbers above reflect the time period between Apr. 1 and June 30th 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.

2nd QTR 2020 & 2019 RECAP for Albuquerque (Areas 10-121)

Class R1	2020	2019	% of Change
Average Sale Price:	\$270,209	\$267,642	0.96%
Median Sale Price:	\$235,000	\$225,000	4.44%
Total Sold & Closed:	2,038	2,451	-16.85%
Total Dollar Volume*:	\$550.7	\$656.0	-16.05%
New Listings:	2,823	3,417	-17.38%
Days on Market:	24	34	-29.41%

Class R2	2020	2019	% of Change
Average Sale Price:	\$176,020	\$175,112	0.52%
Median Sale Price:	\$168,000	\$162,000	3.70%
Total Sold & Closed:	303	307	-1.30%
Total Dollar Volume*:	\$53.3	\$53.8	-0.93%
New Listings:	386	428	-9.81%
Days on Market:	29	37	-21.62%

2nd QTR 2020 & 2019 RECAP for Rio Rancho (Areas 140-162)

Class R1	2020	2019	% of Change
Average Sale Price:	\$252,618	\$241,392	4.65%
Median Sale Price:	\$235,000	\$219,000	7.31%
Total Sold & Closed:	576	624	-7.69%
Total Dollar Volume*:	\$145.5	\$150.6	-3.39%
New Listings:	732	855	-14.39%
Days on Market:	26	30	-13.33%

Class R2	2020	2019	% of Change
Average Sale Price:	\$158,798	\$185,119	-14.22%
Median Sale Price:	\$165,000	\$159,000	3.77%
Total Sold & Closed:	23	27	-14.81%
Total Dollar Volume*:	\$3.7	\$5.0	-26.00%
New Listings:	26	46	-43.48%
Days on Market:	36	41	-12.20%

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2nd QTR 2020 & 2019 RECAP for East Mountains (Areas 210-293)

Class R1	2020	2019	% of Change
Average Sale Price:	\$309,593	\$296,089	4.56%
Median Sale Price:	\$286,000	\$285,000	0.35%
Total Sold & Closed:	141	138	2.17%
Total Dollar Volume*:	\$43.7	\$40.1	8.98%
New Listings:	209	288	-27.43%
Days on Market:	41	35	17.14%

2nd QTR 2020 & 2019 RECAP for Valencia County (Areas 690-760)

Class R1	2020	2019	% of Change
Average Sale Price:	\$218,101	\$193,216	12.88%
Median Sale Price:	\$195,000	\$175,000	11.43%
Total Sold & Closed:	179	209	-14.35%
Total Dollar Volume*:	\$39.0	\$40.4	-3.47%
New Listings:	236	315	-25.08%
Days on Market:	65	61	6.56%

The numbers above reflect the time period between April 1 and June 30th of 2019 and 2020.

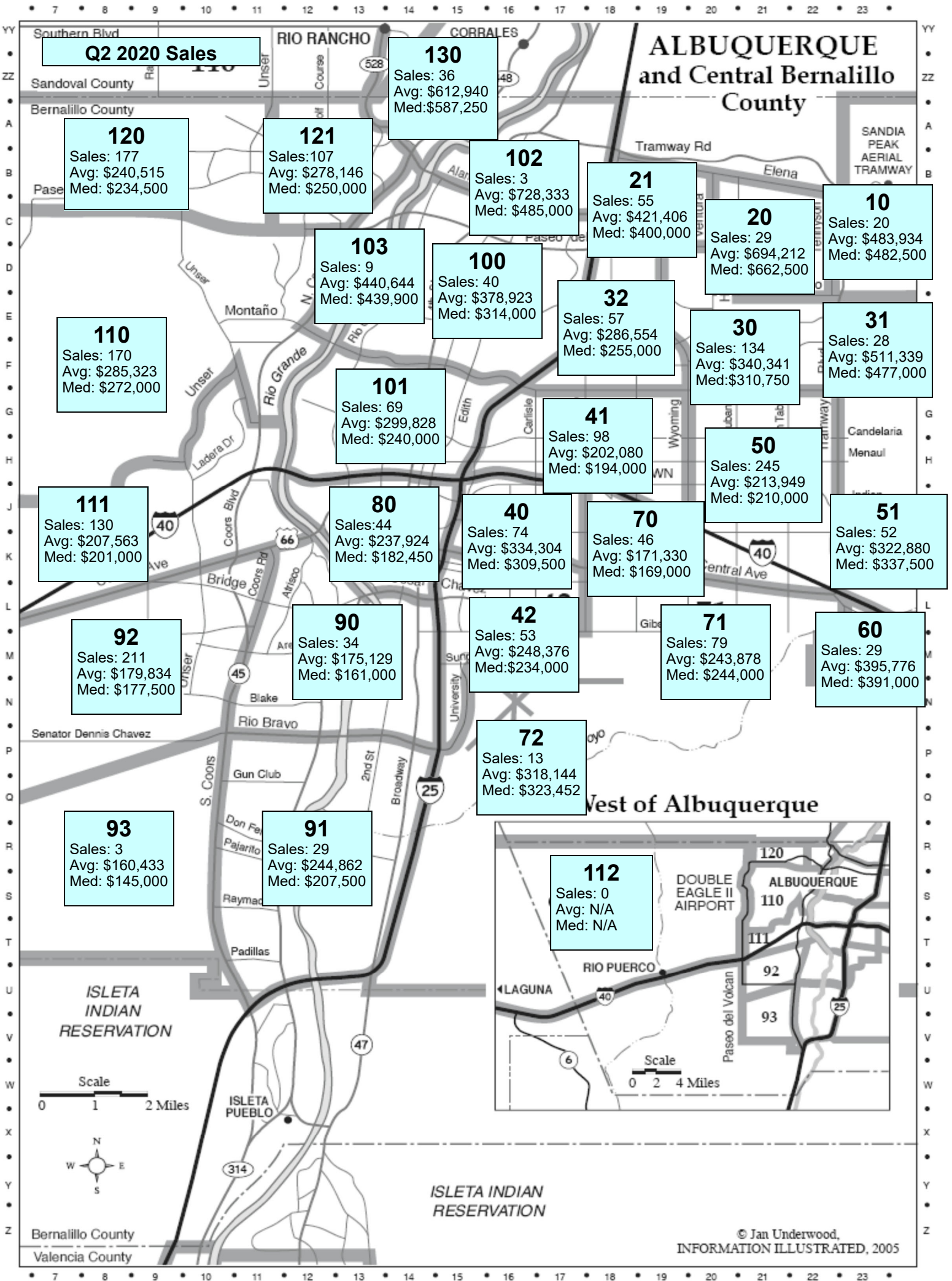
**Total Dollar Volume (millions)*

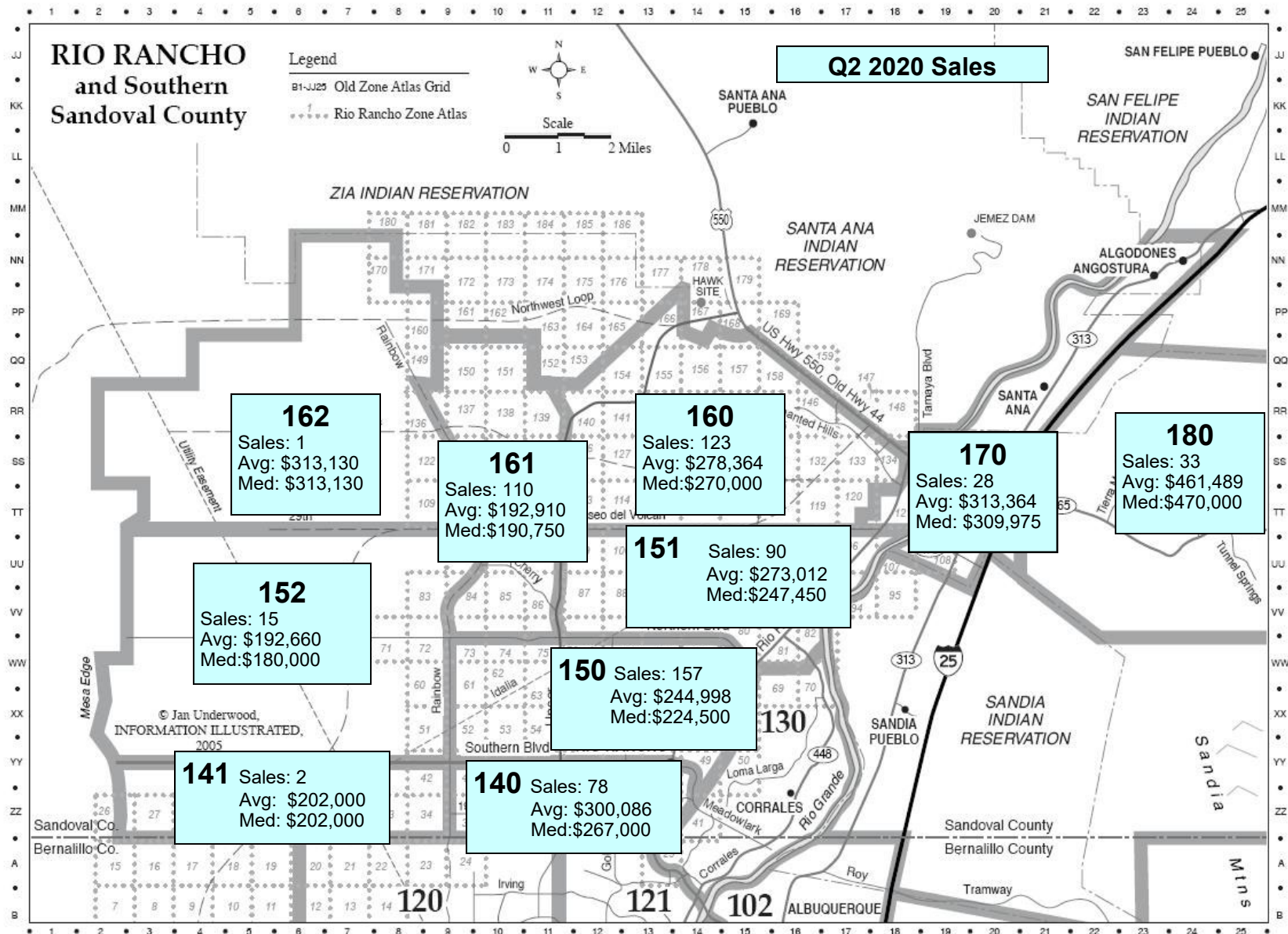
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

2nd QTR 2020 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2019	Average Sale Price	Change from 2nd QTR 2019	Median Sale Price	Change from 2nd QTR 2019
10	Sandia Heights	20	-42.86%	\$483,934	-15.42%	\$482,500	-1.53%
20	North Albuquerque Acres	29	-40.82%	\$694,212	19.90%	\$662,500	14.72%
21	Albuquerque Acres West	55	-32.93%	\$421,406	6.43%	\$400,000	11.42%
30	Far NE Heights	134	-20.24%	\$340,341	-0.82%	\$310,750	-2.74%
31	Foothills North	28	-36.36%	\$511,339	-12.22%	\$477,000	-7.38%
32	Academy West	57	-13.64%	\$286,554	13.48%	\$255,000	-0.18%
40	UNM	74	19.35%	\$334,304	1.36%	\$309,500	3.71%
41	Uptown	98	-15.52%	\$202,080	2.55%	\$194,000	4.86%
42	UNM South	53	-24.29%	\$248,376	-3.79%	\$234,000	1.74%
50	NE Heights	245	13.95%	\$213,949	9.14%	\$210,000	12.90%
51	Foothills South	52	-18.75%	\$322,880	-0.29%	\$337,500	4.65%
60	Four Hills	29	-27.50%	\$395,776	15.22%	\$391,000	15.13%
70	Fairgrounds	46	6.98%	\$171,330	3.31%	\$169,000	2.42%
71	Southeast Heights	79	6.76%	\$243,878	8.73%	\$244,000	14.02%
72	Mesa Del Sol	13	85.71%	\$318,144	4.19%	\$323,452	9.64%
80	Downtown	44	-16.98%	\$237,924	-11.88%	\$182,450	-8.78%
90	Near South Valley	34	-38.18%	\$175,129	14.54%	\$161,000	7.33%
91	Valley Farms	29	-14.71%	\$244,862	30.90%	\$207,500	30.09%
92	Southwest Heights	211	-19.16%	\$179,834	6.27%	\$177,500	8.90%
93	Pajarito	3	-62.50%	\$160,433	-6.30%	\$145,000	-10.71%
100	North Valley	40	-36.51%	\$378,923	2.81%	\$314,000	4.67%
101	Near North Valley	69	-12.66%	\$299,828	6.03%	\$240,000	2.13%
102	Far North Valley	3	-78.57%	\$728,333	78.76%	\$485,000	40.58%
103	West River Valley	9	-10.00%	\$440,644	-17.40%	\$439,900	4.16%
110	Northwest Heights	170	-32.81%	\$285,323	-0.67%	\$272,000	6.67%
111	Ladera Heights	130	-20.73%	\$207,563	5.27%	\$201,000	8.06%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	177	-7.33%	\$240,515	10.39%	\$234,500	11.93%
121	Paradise East	107	-18.32%	\$278,146	8.83%	\$250,000	4.21%
130	Corrales	36	-26.53%	\$612,940	15.19%	\$587,250	22.34%
140	Rio Rancho South	78	8.33%	\$300,086	6.09%	\$267,000	3.69%
141	Rio Rancho Southwest	2	N/A	\$202,000	N/A	\$202,000	N/A
150	Rio Rancho Mid	157	-29.28%	\$244,998	7.11%	\$224,500	9.51%
151	Rio Rancho Mid-North	90	13.92%	\$273,012	-2.85%	\$247,450	-11.15%
152	Rio Rancho Mid-West	15	-6.25%	\$192,660	15.32%	\$180,000	11.80%
160	Rio Rancho North	123	9.82%	\$278,364	-3.71%	\$270,000	-2.51%
161	Rio Rancho Central	110	-8.33%	\$192,910	7.68%	\$190,750	9.00%
162	Rio Rancho Northwest	1	N/A	\$313,130	N/A	\$313,130	N/A
170	Bernalillo/Algodones	28	-20.00%	\$313,364	15.94%	\$309,975	16.97%
180	Placitas	33	-21.43%	\$461,489	3.46%	\$470,000	1.40%
210-293	East Mountain Area	141	2.17%	\$309,593	4.56%	\$285,000	0.00%
690-760	Valencia County	179	-14.35%	\$218,101	12.88%	\$195,000	11.43%

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East Mountain Area and Estancia Basin

Q2 2020 Sales

220

Sales: 40
Avg: \$365,731
Med: \$333,500

240

Sales: 21
Avg: \$365,186
Med: \$330,000

230

Sales: 13
Avg: \$333,538
Med: \$248,500

210

Sales: 4
Avg: \$359,225
Med: \$368,200

250

Sales: 21
Avg: \$287,590
Med: \$276,500

260

Sales: 9
Avg: \$279,800
Med: \$265,000

270

Sales: 9
Avg: \$294,711
Med: \$251,000

280

Sales: 4
Avg: \$218,725
Med: \$219,950

271

Sales: 1
Avg: \$223,000
Med: \$223,000

290

Sales: 1
Avg: \$93,000
Med: \$93,000

291

Sales: 9
Avg: \$114,522
Med: \$119,000

292

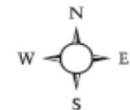
Sales: 3
Avg: \$143,000
Med: \$205,000

231

Sales: 1
Avg: \$265,000
Med: \$265,000

293

Sales: 5
Avg: \$291,218
Med: \$348,900



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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

ALBUQUERQUE

VALENCIA CO.

Ridgeline

Manzano Mtns

Sandía

South Mtn

Golden

Co. Rd. 26

Stanley

White Lakes

Edgewood

Shondale Lane (CR A147)

McIntosh

Estancia

Willard

Mountainair

Abo

CR B076

CR A027

CR A093

CR A147

CR B076

CR A027

CR A093

CR A147

CR B076

CR A027

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