

Quarterly market REPORT

3rd
QTR
2020

Quarterly Highlights

- The average sale price of single-family detached homes in the 3rd Quarter 2020 was \$294,251, a 12.65% increase from 3rd Quarter 2019.
- Single-family detached home sales increased 13.05% from 3rd Quarter 2019 to 3,977 units.

New Listings	Closed Sales	Average Sale \$
Detached: 4,473 Attached: 466	Detached: 3,977 Attached: 389	Detached: \$294,251 Attached: \$190,654
3rd QTR 2019 Detached: 4,880 Attached: 435	3rd QTR 2019 Detached: 3,518 Attached: 349	3rd QTR 2019 Detached: \$261,219 Attached: \$174,434
% Change (Detached) -8.34%	% Change (Detached) +13.05%	% Change (Detached) +12.65%



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3rd QTR 2020 & 2019 RECAP for Greater Albuquerque Areas

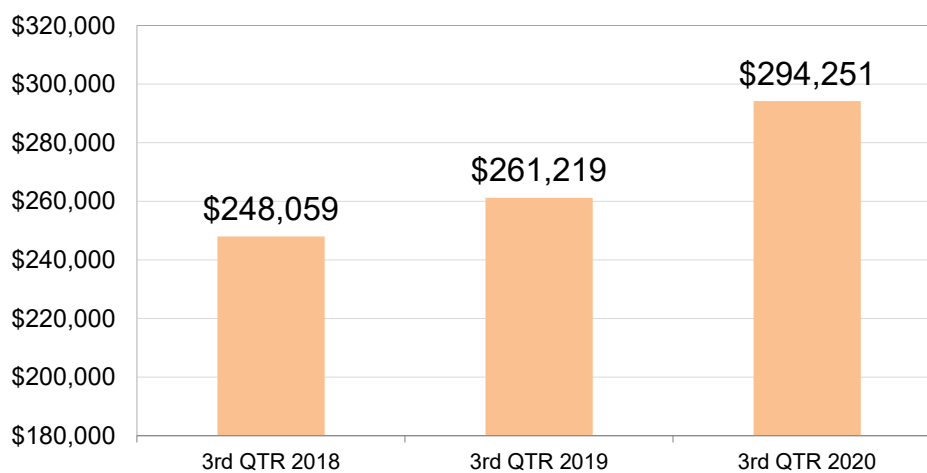
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2020	2019	% of Change
Average Sale Price:	\$294,251	\$261,219	12.65%
Median Sale Price:	\$255,000	\$227,100	12.29%
Total Sold & Closed:	3,977	3,518	13.05%
Total Dollar Volume*:	\$1,170.3	\$919.0	27.34%
New Listings:	4,473	4,880	-8.34%
Days on Market:	24	33	-27.27%

Class R2	2020	2019	% of Change
Average Sale Price:	\$190,654	\$174,434	9.30%
Median Sale Price:	\$180,000	\$163,950	9.79%
Total Sold & Closed:	389	349	11.46%
Total Dollar Volume*:	\$74.1	\$63.0	17.68%
New Listings:	466	435	7.13%
Days on Market:	25	35	-28.57%

The numbers above reflect the time periods between July 1 and September 30th of 2019 and 2020.

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

Class R1	2020	2019	% of Change
Average Sale Price:	\$296,993	\$262,366	13.20%
Median Sale Price:	\$255,000	\$225,000	13.33%
Total Sold & Closed:	2,688	2,387	12.61%
Total Dollar Volume*:	\$798.3	\$626.3	27.46%
New Listings:	2,979	2,999	-0.67%
Days on Market:	20	30	-33.33%

Class R2	2020	2019	% of Change
Average Sale Price:	\$194,739	\$180,896	7.65%
Median Sale Price:	\$184,250	\$168,000	9.67%
Total Sold & Closed:	344	307	12.05%
Total Dollar Volume*:	\$66.9	\$55.5	20.54%
New Listings:	396	384	3.13%
Days on Market:	26	35	-25.71%

3rd QTR 2020 & 2019 RECAP for Rio Rancho (Areas 140-162)

Class R1	2020	2019	% of Change
Average Sale Price:	\$268,681	\$240,455	11.74%
Median Sale Price:	\$250,000	\$224,450	11.38%
Total Sold & Closed:	694	640	8.44%
Total Dollar Volume*:	\$186.4	\$153.9	21.13%
New Listings:	821	797	3.01%
Days on Market:	20	30	-33.33%

Class R2	2020	2019	% of Change
Average Sale Price:	\$153,751	\$151,205	1.68%
Median Sale Price:	\$148,000	\$145,750	1.54%
Total Sold & Closed:	35	34	2.94%
Total Dollar Volume*:	\$5.3	\$5.1	3.92%
New Listings:	53	34	55.88%
Days on Market:	17	26	-34.62%

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

3rd QTR 2020 & 2019 RECAP for East Mountains (Areas 210-293)

Class R1	2020	2019	% of Change
Average Sale Price:	\$349,592	\$293,995	18.91%
Median Sale Price:	\$327,250	\$277,000	18.14%
Total Sold & Closed:	198	175	13.14%
Total Dollar Volume*:	\$69.2	\$51.4	34.63%
New Listings:	231	215	7.44%
Days on Market:	44	45	-2.22%

3rd QTR 2020 & 2019 RECAP for Valencia County (Areas 690-760)

Class R1	2020	2019	% of Change
Average Sale Price:	\$223,858	\$194,165	15.29%
Median Sale Price:	\$207,000	\$175,000	18.29%
Total Sold & Closed:	283	204	38.73%
Total Dollar Volume*:	\$63.3	\$39.6	59.85%
New Listings:	292	299	-2.34%
Days on Market:	44	68	-35.29%

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

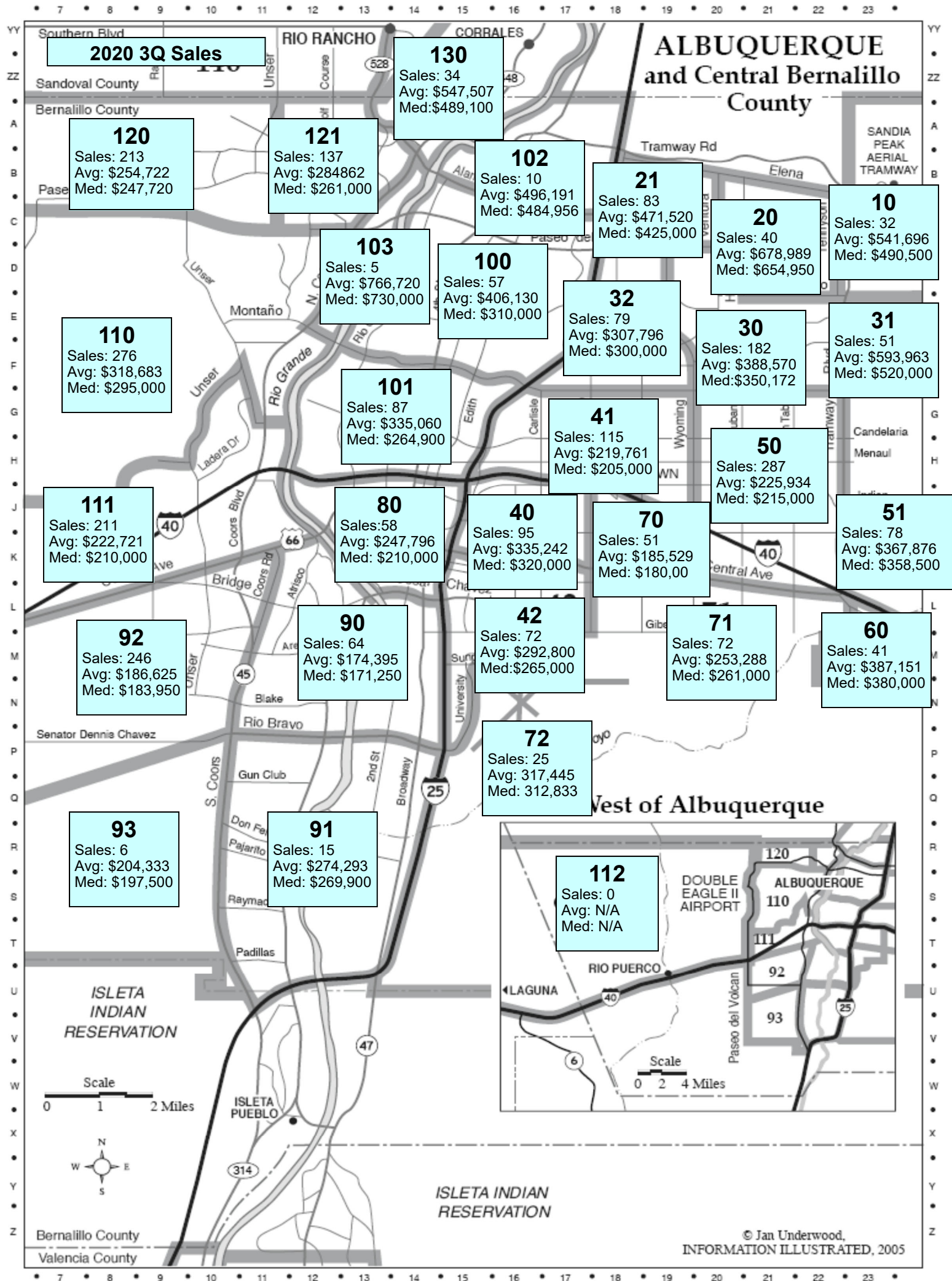
**Total Dollar Volume (millions)*

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3rd QTR 2020 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2019	Average Sale Price	Change from 3rd QTR 2019	Median Sale Price	Change from 3rd QTR 2019
10	Sandia Heights	32	52.38%	\$541,696	-8.42%	\$490,500	-11.62%
20	North Albuquerque Acres	40	8.11%	\$678,989	5.20%	\$654,950	10.08%
21	Albuquerque Acres West	83	9.21%	\$471,520	8.10%	\$425,000	9.68%
30	Far NE Heights	182	31.88%	\$388,570	10.26%	\$350,172	13.34%
31	Foothills North	51	34.21%	\$593,963	12.88%	\$520,000	3.06%
32	Academy West	79	12.86%	\$307,796	6.88%	\$300,000	12.99%
40	UNM	95	18.75%	\$335,242	14.05%	\$320,000	21.44%
41	Uptown	115	0.88%	\$219,761	6.40%	\$205,000	7.89%
42	UNM South	72	5.88%	\$292,800	11.84%	\$265,000	7.86%
50	NE Heights	287	11.67%	\$225,934	16.60%	\$215,000	17.49%
51	Foothills South	78	39.29%	\$367,876	10.20%	\$358,500	6.70%
60	Four Hills	41	46.43%	\$387,151	8.47%	\$380,000	12.09%
70	Fairgrounds	51	18.60%	\$185,529	9.09%	\$180,000	2.33%
71	Southeast Heights	72	-10.00%	\$253,288	-0.45%	\$261,000	2.45%
72	Mesa Del Sol	25	127.27%	\$317,445	17.66%	\$312,833	25.38%
80	Downtown	58	13.73%	\$247,796	4.56%	\$210,000	-9.48%
90	Near South Valley	64	-1.54%	\$174,395	12.17%	\$171,250	14.17%
91	Valley Farms	15	-48.28%	\$274,293	-3.24%	\$269,900	12.46%
92	Southwest Heights	246	3.36%	\$186,625	14.51%	\$183,950	12.85%
93	Pajarito	6	20.00%	\$204,333	12.44%	\$197,500	16.18%
100	North Valley	57	1.79%	\$406,130	15.87%	\$310,000	7.84%
101	Near North Valley	87	24.29%	\$335,060	26.23%	\$264,900	32.95%
102	Far North Valley	10	100.00%	\$496,191	10.14%	\$484,956	-10.19%
103	West River Valley	5	-28.57%	\$766,720	62.24%	\$730,000	65.53%
110	Northwest Heights	276	10.84%	\$318,683	14.54%	\$295,000	18.00%
111	Ladera Heights	211	18.54%	\$222,721	11.97%	\$210,000	10.53%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	213	6.50%	\$254,722	13.80%	\$247,720	12.60%
121	Paradise East	137	17.09%	\$284,862	8.52%	\$261,000	4.40%
130	Corrales	34	-15.00%	\$547,507	5.80%	\$489,100	0.85%
140	Rio Rancho South	90	5.88%	\$314,484	19.24%	\$295,000	18.95%
141	Rio Rancho Southwest	1	0.00%	\$180,000	106.90%	\$180,000	106.90%
150	Rio Rancho Mid	197	-5.29%	\$256,966	10.47%	\$235,000	16.19%
151	Rio Rancho Mid-North	101	23.17%	\$285,957	-0.54%	\$259,900	4.00%
152	Rio Rancho Mid-West	20	66.67%	\$196,106	28.60%	\$188,620	21.69%
160	Rio Rancho North	163	29.37%	\$296,611	9.33%	\$279,660	6.86%
161	Rio Rancho Central	120	-4.76%	\$210,581	13.33%	\$210,000	14.91%
162	Rio Rancho Northwest	2	N/A	\$468,850	N/A	\$468,850	N/A
170	Bernalillo/Algodones	31	-13.89%	\$301,409	-9.83%	\$299,999	-4.76%
180	Placitas	49	36.11%	\$508,708	21.93%	\$511,761	26.60%
210-293	East Mountain Area	198	13.14%	\$237,718	-19.14%	\$245,750	-11.28%
690-760	Valencia County	283	38.73%	\$191,476	-1.38%	\$194,500	11.14%

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East Mountain Area and Estancia Basin

2020 3Q Sales

220

Sales: 56
Avg: \$436,815
Med: \$427,450

240

Sales: 41
Avg: \$380,395
Med: \$365,000

230

Sales: 23
Avg: \$352,979
Med: \$314,000

250

Sales: 23
Avg: \$319,240
Med: \$325,000

260

Sales: 20
Avg: \$315,580
Med: \$286,500

270

Sales: 12
Avg: \$283,333
Med: \$236,500

280

Sales: 4
Avg: \$257,250
Med: \$255,000

271

Sales: 2
Avg: \$379,500
Med: \$379,500

290

Sales: 5
Avg: \$236,700
Med: \$235,000

291

Sales: 3
Avg: \$95,334
Med: \$101,000

292

Sales: 3
Avg: \$89,020
Med: \$79,500

293

Sales: 4
Avg: \$50,150
Med: \$29,750

231

Sales: 2
Avg: \$131,750
Med: \$131,750



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

