



Greater Albuquerque Association of REALTORS®

Q4 2023

Market Report



SWMLS - All Residential Property Types Compared Year-Over-Year
Greater Albuquerque Areas (10-121, 140-162, 210-293, 690-760)

Median Sales Price

4th QTR 2023	4th QTR 2022
Detached: \$345,000	Detached: \$325,000
Attached: \$260,000	Attached: \$241,250
% Change (Detached)	
6.15%	

Average Sales Price

4th QTR 2023	4th QTR 2022
Detached: \$393,035	Detached: \$369,323
Attached: \$276,590	Attached: \$239,219
% Change (Detached)	
6.42%	

New Listings

4th QTR 2023	4th QTR 2022
Detached: 2,331	Detached: 2,281
Attached: 230	Attached: 231
% Change (Detached)	
2.19%	

Closed Sales

4th QTR 2023	4th QTR 2022
Detached: 2,025	Detached: 2,067
Attached: 215	Attached: 244
% Change (Detached)	
-2.03%	

Average Days on Market

4th QTR 2023	4th QTR 2022
Detached: 29	Detached: 25
Attached: 21	Attached: 15
% Change (Detached)	
16.00%	

Total Dollar Volume

4th QTR 2023	4th QTR 2022
Detached: \$795.9	Detached: \$763.9
Attached: \$59.5	Attached: \$58.3
% Change (Detached)	
4.19%	

Contact

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4th QTR 2023 & 2022 RECAP for Greater Albuquerque Areas

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

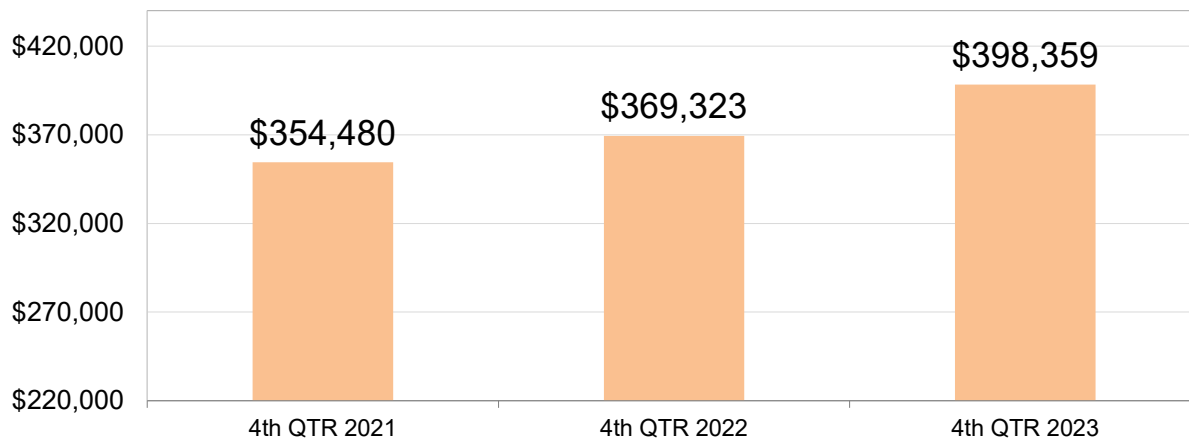
Class R1	2023	2022	% of Change
Average Sale Price:	\$393,035	\$369,323	6.42%
Median Sale Price:	\$345,000	\$325,000	6.15%
Total Sold & Closed:	2,025	2,067	-2.03%
Total Dollar Volume*:	\$795.9	\$763.9	4.19%
New Listings:	2,331	2,281	2.19%
Days on Market:	29	25	16.00%

Class R2	2023	2022	% of Change
Average Sale Price:	\$276,590	\$239,219	15.62%
Median Sale Price:	\$260,000	\$241,250	7.77%
Total Sold & Closed:	215	244	-11.89%
Total Dollar Volume*:	\$59.5	\$58.3	1.99%
New Listings:	230	231	-0.43%
Days on Market:	21	15	40.00%

The numbers above reflect the time periods between October 1 and December 31 of 2022 and 2023.

*Total Dollar Volume (millions)

Average Sale Price for single-family detached homes



4th 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:	\$392,262	\$371,102	5.70%
Median Sale Price:	\$338,590	\$320,000	5.81%
Total Sold & Closed:	1,263	1,424	-11.31%
Total Dollar Volume*:	\$495.4	\$528.4	-6.24%
New Listings:	1,432	1,445	-0.90%
Days on Market:	24	23	4.35%

Class R2	2023	2022	% of Change
Average Sale Price:	\$281,660	\$245,045	14.94%
Median Sale Price:	\$265,000	\$244,288	8.48%
Total Sold & Closed:	189	212	-10.85%
Total Dollar Volume*:	\$53.2	\$51.9	2.50%
New Listings:	191	200	-4.50%
Days on Market:	22	14	57.14%

The numbers above reflect the time periods between October 1 and December 31 of 2022 and 2023.

**Total Dollar Volume (millions)*

4th 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:	\$384,423	\$368,809	4.23%
Median Sale Price:	\$360,000	\$344,500	4.50%
Total Sold & Closed:	401	381	5.25%
Total Dollar Volume*:	\$154.2	\$140.5	9.72%
New Listings:	480	426	12.68%
Days on Market:	35	28	25.00%

Class R2	2023	2022	% of Change
Average Sale Price:	\$250,619	\$227,038	10.39%
Median Sale Price:	\$281,000	\$245,000	14.69%
Total Sold & Closed:	18	20	-10.00%
Total Dollar Volume*:	\$4.5	\$4.5	0.22%
New Listings:	28	20	40.00%
Days on Market:	11	14	-21.43%

The numbers above reflect the time periods between October 1 and December 31 of 2022 and 2023.

**Total Dollar Volume (millions)*

4th 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:	\$442,880	\$434,534	1.92%
Median Sale Price:	\$400,000	\$400,000	0.00%
Total Sold & Closed:	99	107	-7.48%
Total Dollar Volume*:	\$43.8	\$46.5	-5.72%
New Listings:	93	89	4.49%
Days on Market:	35	39	-10.26%

4th 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:	\$304,164	\$309,233	-1.64%
Median Sale Price:	\$295,000	\$290,000	1.72%
Total Sold & Closed:	189	155	21.94%
Total Dollar Volume*:	\$57.5	\$47.9	20.00%
New Listings:	195	233	-16.31%
Days on Market:	48	38	26.32%

The numbers above reflect the time periods between October 1 and December 31 of 2022 and 2023.

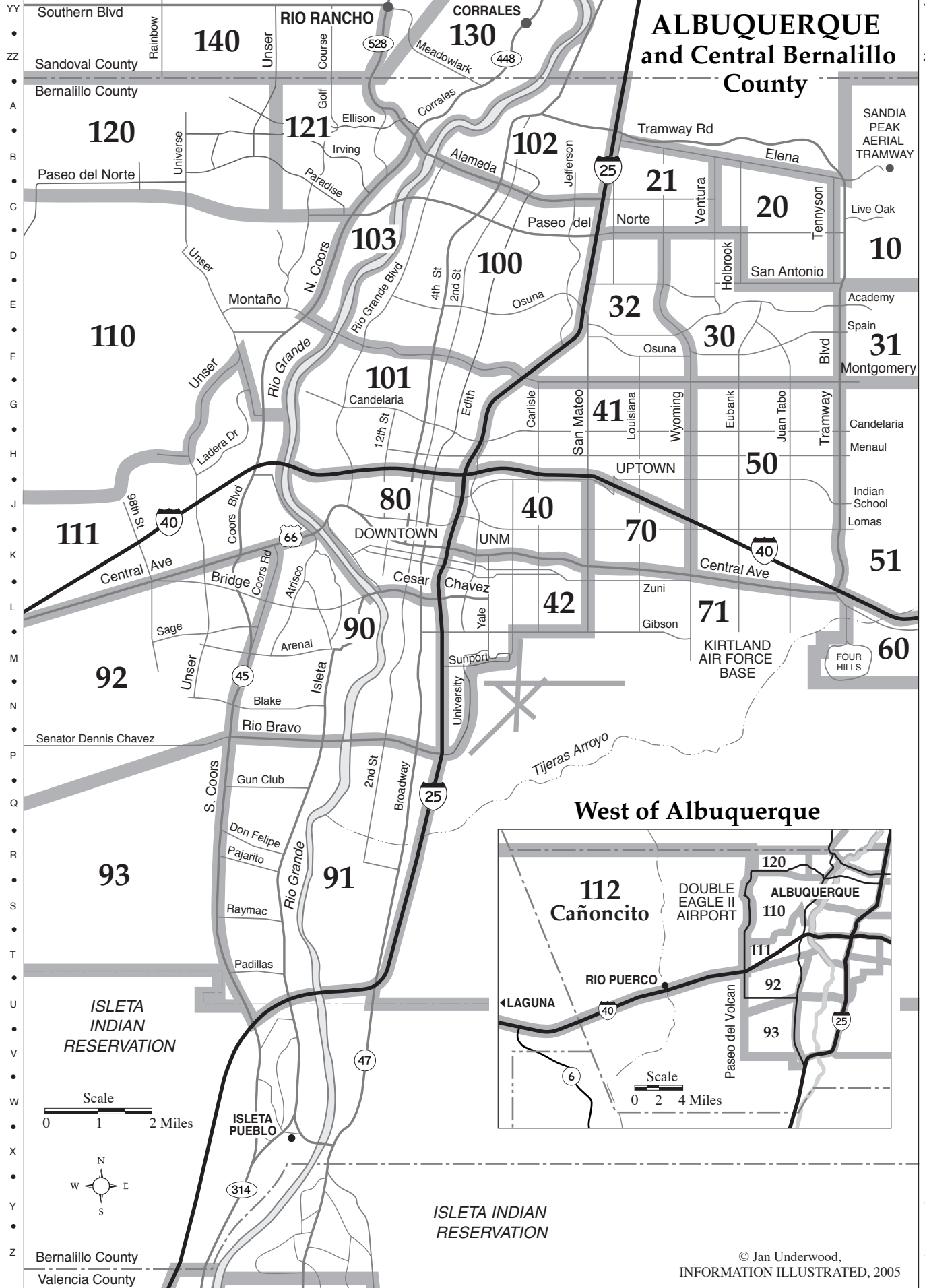
*Total Dollar Volume (millions)

4th Quarter 2023 Sales By Area

		Sales	Change from 4th QTR 2022	Average Sale Price	Change from 4th QTR 2022	Median Sale Price	Change from 4th QTR 2022
10	Sandia Heights	19	0.00%	\$707,239	-6.29%	\$675,000	-10.00%
20	North Albuquerque Acres	30	66.67%	\$948,257	25.51%	\$850,000	7.12%
21	Albuquerque Acres West	28	-37.78%	\$666,119	27.19%	\$575,000	21.05%
30	Far NE Heights	85	-21.30%	\$490,466	16.99%	\$435,000	22.54%
31	Foothills North	15	-37.50%	\$749,550	13.20%	\$665,000	13.10%
32	Academy West	30	-53.13%	\$380,937	33.80%	\$364,500	31.35%
40	UNM	37	-11.90%	\$431,001	-0.22%	\$385,000	4.05%
41	Uptown	55	-33.73%	\$318,243	14.48%	\$314,000	12.54%
42	UNM South	37	2.78%	\$383,749	37.31%	\$348,200	28.49%
50	NE Heights	155	-4.91%	\$312,231	10.42%	\$305,000	14.23%
51	Foothills South	36	-18.18%	\$463,049	17.38%	\$480,000	30.26%
60	Four Hills	14	-22.22%	\$525,321	19.52%	\$528,750	28.18%
70	Fairgrounds	30	-23.08%	\$292,700	16.31%	\$294,000	22.50%
71	Southeast Heights	42	-28.81%	\$312,932	-0.57%	\$307,500	3.19%
72	Mesa Del Sol	12	-20.00%	\$451,742	19.00%	\$473,692	32.66%
80	Downtown	21	-53.33%	\$301,519	0.17%	\$269,000	-4.95%
90	Near South Valley	29	-34.09%	\$225,035	2.45%	\$200,000	-6.98%
91	Valley Farms	20	-28.57%	\$358,570	-8.54%	\$300,500	3.62%
92	Southwest Heights	155	-1.27%	\$284,623	12.96%	\$275,000	10.00%
93	Pajarito	1	-85.71%	\$347,000	2.14%	\$347,000	20.07%
100	North Valley	28	-41.67%	\$535,094	31.04%	\$441,875	22.57%
101	Near North Valley	52	-7.14%	\$370,389	-2.33%	\$332,500	9.13%
102	Far North Valley	4	-50.00%	\$374,500	-33.61%	\$375,000	-28.91%
103	West River Valley	4	33.33%	\$753,750	-35.67%	\$780,000	-42.22%
110	Northwest Heights	115	-26.28%	\$429,616	-0.08%	\$379,900	1.31%
111	Ladera Heights	82	-41.01%	\$304,591	6.84%	\$311,000	14.13%
112	Canoncito	1	N/A	\$230,500	N/A	\$230,500	N/A
120	Paradise West	75	-34.21%	\$333,738	-1.19%	\$320,000	-2.29%
121	Paradise East	51	-28.17%	\$396,529	12.10%	\$360,000	3.15%
130	Corrales	23	-8.00%	\$779,216	4.79%	\$703,576	-2.96%
140	Rio Rancho South	49	-15.52%	\$432,091	10.05%	\$415,000	15.28%
141	Rio Rancho Southwest	0	-100.00%	\$0	-100.00%	\$0	-100.00%
150	Rio Rancho Mid	103	-17.60%	\$351,493	10.70%	\$330,000	11.86%
151	Rio Rancho Mid-North	64	30.61%	\$424,015	-0.72%	\$392,250	-0.70%
152	Rio Rancho Mid-West	8	-46.67%	\$331,872	9.85%	\$344,500	21.30%
160	Rio Rancho North	113	21.51%	\$414,267	-1.46%	\$389,990	-2.50%
161	Rio Rancho Central	64	-1.54%	\$315,204	9.14%	\$301,000	9.45%
162	Rio Rancho Northwest	0	N/A	\$0	-100.00%	\$0	-100.00%
170	Bernalillo/Algodones	25	-3.85%	\$403,649	6.06%	\$380,000	23.58%
180	Placitas	23	-32.35%	\$719,010	10.58%	\$675,000	12.50%
210-293	East Mountain Area	99	-7.48%	\$442,880	1.92%	\$400,000	0.00%
690-760	Valencia County	189	21.94%	\$304,164	-1.64%	\$295,000	1.72%

4th Quarter 2023 Sales By Area

		Sales	Change from 4th QTR 2022	Average Sale Price	Change from 4th QTR 2022	Median Sale Price	Change from 4th QTR 2022
210	Carnuel/Monticello	0	-100.00%	\$0	-100.00%	\$0	-100.00%
220	North of I-40	25	-24.24%	\$532,867	6.90%	\$464,750	-0.05%
230	South of I-40	8	-61.90%	\$447,375	32.27%	\$372,000	21.97%
231	Manzano Mountain	1	-85.71%	\$490,000	51.57%	\$490,000	122.73%
240	Zuzax Tijeras	18	-10.00%	\$522,017	18.45%	\$477,500	20.89%
250	NW Edgewood	15	-21.05%	\$415,600	9.30%	\$410,000	9.33%
260	South 217	13	18.18%	\$418,446	85.01%	\$420,000	114.29%
270	NE Edgewood	3	-76.92%	\$381,167	26.59%	\$375,000	53.06%
271	Stanley	0	-100.00%	\$0	-100.00%	\$0	-100.00%
280	SE Edgewood	2	-84.62%	\$216,450	-13.62%	\$216,450	-19.83%
290	North Moriarty	3	-25.00%	\$290,667	48.30%	\$295,000	47.87%
291	South Moriarty	5	-50.00%	\$227,669	47.08%	\$235,650	114.23%
292	Estancia McIntosh	4	0.00%	\$248,750	-42.15%	\$282,500	24.18%
293	Mountainair	4	33.33%	\$308,875	198.91%	\$309,000	209.00%
690	West Valencia County	0	-100.00%	\$0	-100.00%	\$0	-100.00%
700	Los Lunas	44	-10.20%	\$329,051	-2.50%	\$322,740	-2.20%
701	W Los Lunas	43	95.45%	\$330,730	-3.16%	\$322,500	0.31%
710	Bosque/Peralta	7	-46.15%	\$382,000	-11.98%	\$360,000	2.89%
711	East Los Lunas/Tome	4	-33.33%	\$456,000	71.00%	\$482,500	77.06%
720	Meadowlake/El Cerro	1	-92.31%	\$245,000	65.25%	\$245,000	45.83%
721	Las Maravillas	28	33.33%	\$263,132	13.75%	\$257,500	14.44%
730	West Belen	23	130.00%	\$272,904	41.13%	\$271,900	55.37%
740	Los Chavez	6	-40.00%	\$370,333	53.27%	\$312,500	13.68%
741	Belen	16	6.67%	\$224,331	10.60%	\$214,950	32.28%
742	Jarales Bosque	1	-80.00%	\$24,900	-89.87%	\$24,900	-88.14%
750	Adelino	2	-33.33%	\$524,950	68.43%	\$524,950	77.95%
760	Rio Communities/Tierra Grande	14	-56.25%	\$250,980	12.77%	\$252,608	18.87%



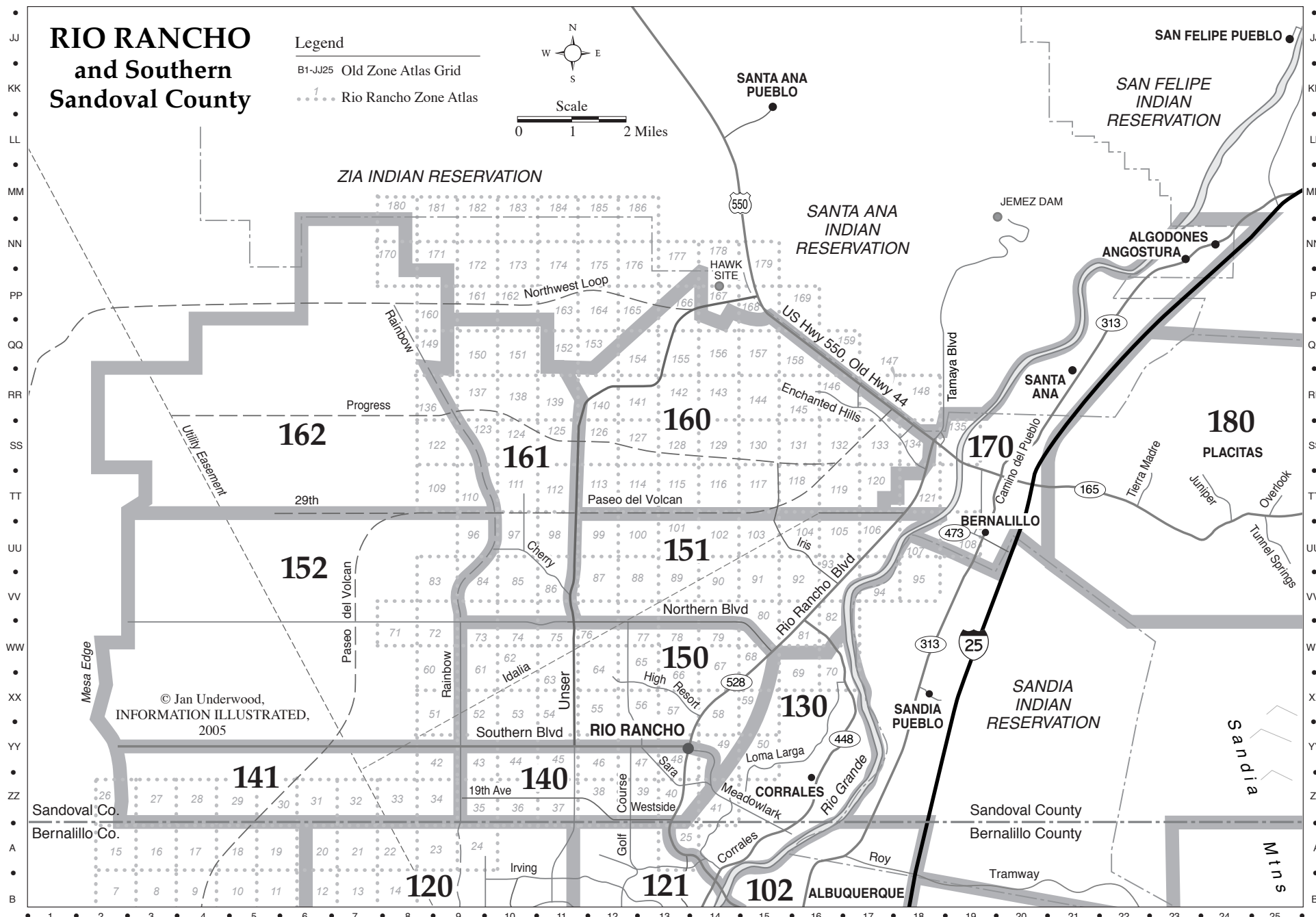
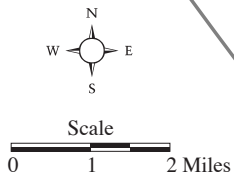
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RIO RANCHO and Southern Sandoval County

Legend

- B1-JJ25 Old Zone Atlas Grid
- Rio Rancho Zone Atlas

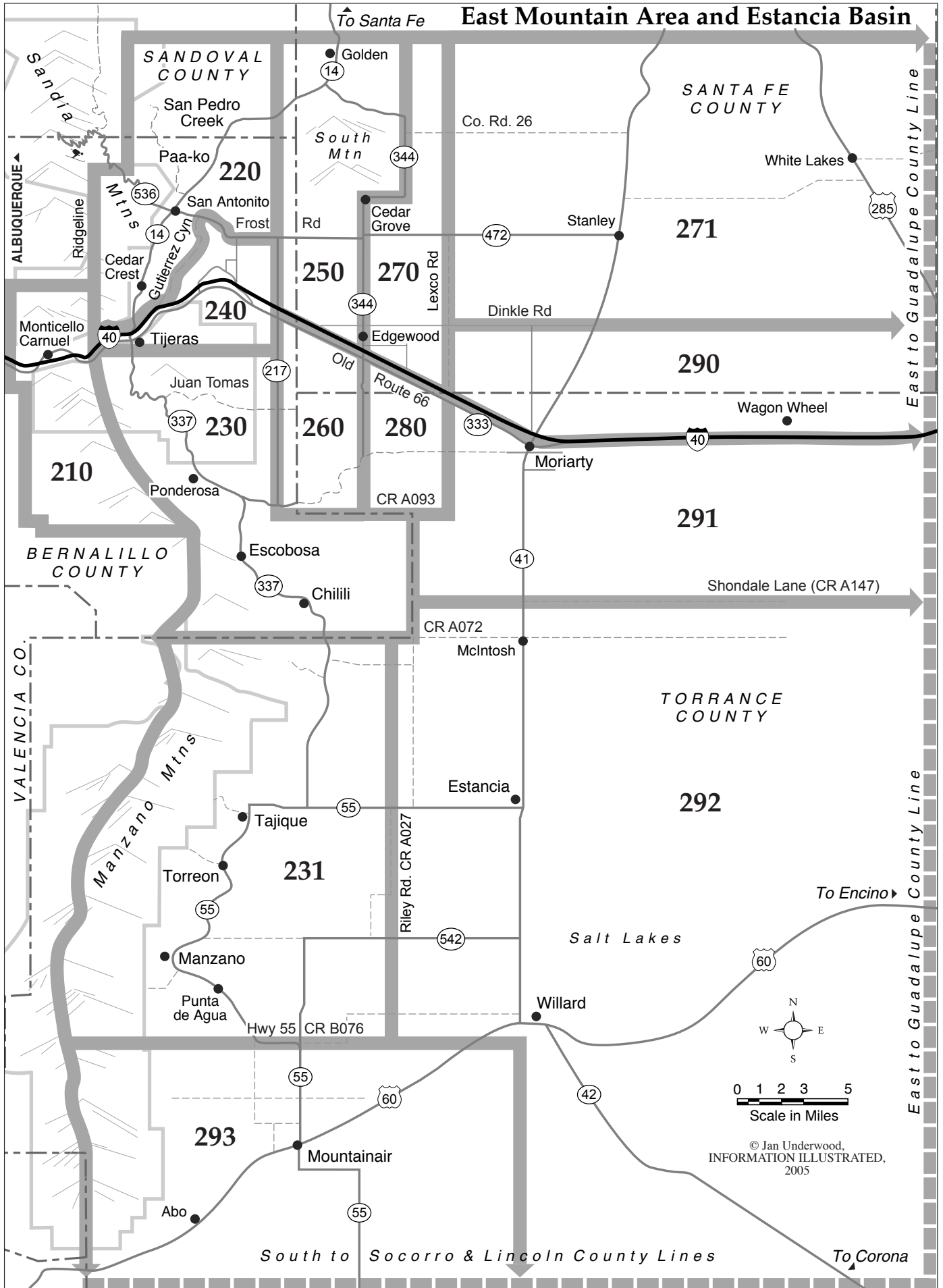


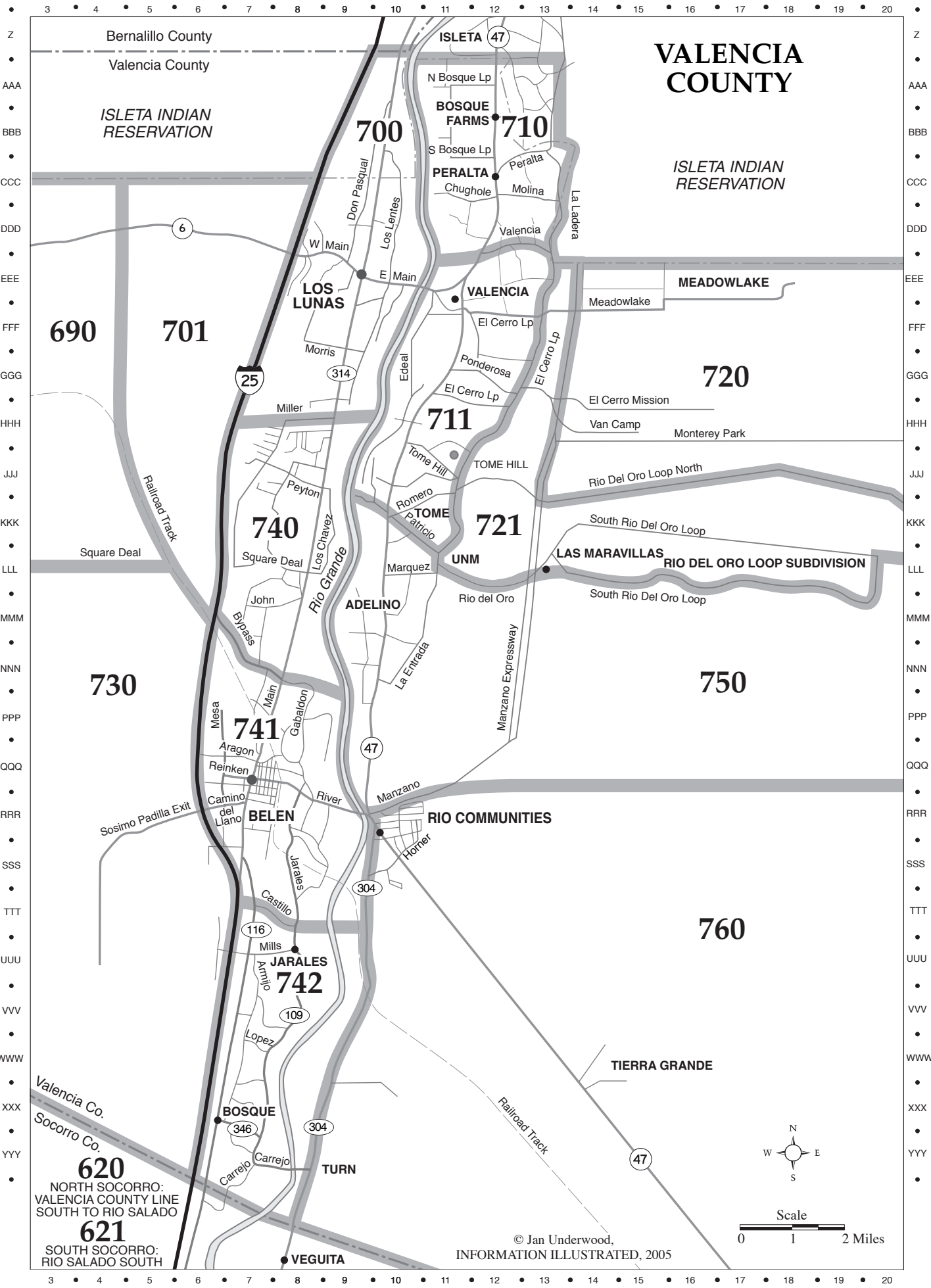
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East Mountain Area and Estancia Basin





Bernalillo County

Valencia County

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

690

701

700

710

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

TOME HILL

721

LAS MARAVILLAS

RIO DEL ORO LOOP SUBDIVISION

730

740

741

ADELINO

750

Sosimo Padilla Exit

BELEN

RIO COMMUNITIES

760

JARALES

742

Valencia Co.
Socorro Co.

620

NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621

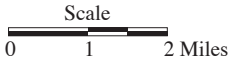
SOUTH SOCORRO:
RIO SALADO SOUTH

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TURN

VEGUITA

TIERRA GRANDE



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