



gaar

QTR 1 2023

Market Snapshot

Greater Albuquerque Association of REALTORS®



SWMLS - All Residential Property types compared year-over-year.

Median Sale Price

1st QTR 2023	1st QTR 2022
Detached: \$325,445	Detached: \$315,000
Attached: \$245,750	Attached: \$230,000

% Change (Detached)
+3.32%

Total Dollar Volume

1st QTR 2023	1st QTR 2022
Detached: \$723.0	Detached: \$924.4
Attached: \$56.2	Attached: \$64.3

% Change (Detached)
-22.12%

Average Sales Price

1st QTR 2023	1st QTR 2022
Detached: \$371,793	Detached: \$363,940
Attached: \$253,430	Attached: \$235,610

% Change (Detached)
+2.16%

Closed Sales

1st QTR 2023	1st QTR 2022
Detached : 1,920	Detached: 2,551
Attached: 222	Attached: 273

% Change (Detached)
-24.74%

Average Days on Market

1st QTR 2023	1st QTR 2022
Detached: 35	Detached: 18
Attached: 22	Attached: 16

% Change (Detached)
+94.44%

New Listings

1st QTR 2023	1st QTR 2022
Detached: 2,511	Detached: 3,031
Attached: 245	Attached: 285

% Change (Detached)
-17.16%

Contact

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1st QTR 2023 & 2022 RECAP for Greater Albuquerque Areas
 Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

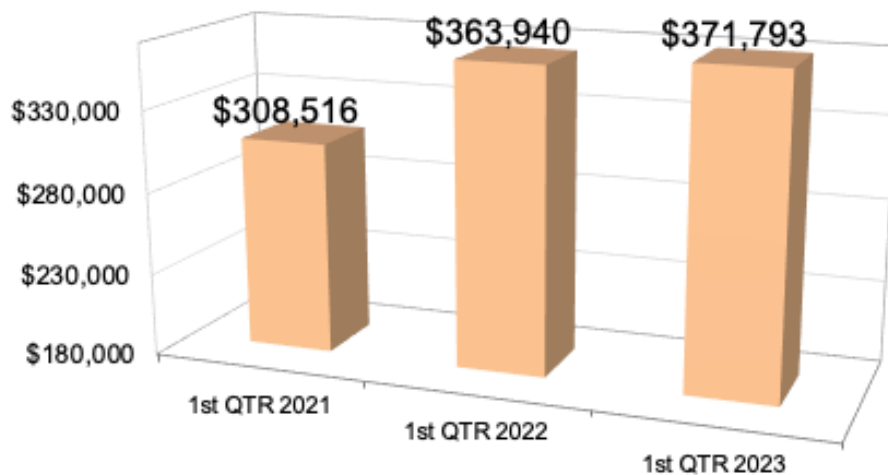
Class R1	2023	2022	% of Change
Average Sale Price:	\$371,793	\$363,940	2.16%
Median Sale Price:	\$325,445	\$315,000	3.32%
Total Sold & Closed:	1,920	2,551	-24.74%
Total Dollar Volume*:	\$723.0	\$928.4	-22.12%
New Listings:	2,511	3,031	-17.16%
Days on Market:	35	18	94.44%

Class R2	2023	2022	% of Change
Average Sale Price:	\$253,430	\$235,610	7.56%
Median Sale Price:	\$245,750	\$230,000	6.85%
Total Sold & Closed:	222	273	-18.68%
Total Dollar Volume*:	\$56.2	\$64.3	-12.62%
New Listings:	245	285	-14.04%
Days on Market:	22	16	37.50%

The numbers above reflect the time periods between January 1st through March 31st 2023.

*Total Dollar Volume (millions)

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.

1st 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:	\$366,020	\$357,157	2.48%
Median Sale Price:	\$320,000	\$309,000	3.56%
Total Sold & Closed:	1,226	1,609	-23.80%
Total Dollar Volume*:	\$454.3	\$574.6	-20.94%
New Listings:	1,508	1,983	-23.95%
Days on Market:	29	15	93.33%

Class R2	2023	2022	% of Change
Average Sale Price:	\$257,994	\$242,246	6.50%
Median Sale Price:	\$249,000	\$235,000	5.96%
Total Sold & Closed:	197	243	-18.93%
Total Dollar Volume*:	\$50.8	\$58.9	-13.69%
New Listings:	214	259	-17.37%
Days on Market:	23	17	35.29%

The numbers above reflect the time periods between January 1st through March 31st 2023.

*Total Dollar Volume (millions)

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1st 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:	\$376,549	\$360,105	4.57%
Median Sale Price:	\$340,000	\$331,000	2.72%
Total Sold & Closed:	370	472	-21.61%
Total Dollar Volume*:	\$140.6	\$169.9	-17.25%
New Listings:	477	254	87.80%
Days on Market:	40	16	150.00%

Class R2	2023	2022	% of Change
Average Sale Price:	\$219,890	\$206,897	6.28%
Median Sale Price:	\$240,000	\$180,000	33.33%
Total Sold & Closed:	15	19	-21.05%
Total Dollar Volume*:	\$3.3	\$3.9	-16.03%
New Listings:	17	20	-15.00%
Days on Market:	15	12	25.00%

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1st 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:	\$432,323	\$402,819	7.32%
Median Sale Price:	\$400,000	\$382,000	4.71%
Total Sold & Closed:	75	141	-46.81%
Total Dollar Volume*:	\$32.8	\$56.8	-42.24%
New Listings:	132	147	-10.20%
Days on Market:	41	32	28.13%

4th QTR 2021 & 2020 RECAP for Valencia County (Areas 690-760)

Class R1 (Existing Single-Family Detached)

Class R1	2023	2022	% of Change
Average Sale Price:	\$304,058	\$299,297	1.59%
Median Sale Price:	\$284,990	\$275,000	3.63%
Total Sold & Closed:	192	238	-19.33%
Total Dollar Volume*:	\$58.4	\$71.2	-18.01%
New Listings:	315	253	24.51%
Days on Market:	52	28	85.71%

The numbers above reflect the time periods between January 1st through March 31st 2023.

*Total Dollar Volume (millions)

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1st QTR 2023 Area Summary for Single-Family Home sales

		Sales	Change from 1st QTR 2022	Average Sale Price	Change from 1st QTR 2022	Median Sale Price	Change from 4th QTR 2021
10	Sandia Heights	19	0.00%	\$705,757	-6.49%	\$603,000	-19.60%
20	North Albuquerque Acres	18	0.00%	\$779,833	3.21%	\$774,250	-2.43%
21	Albuquerque Acres West	28	-37.78%	\$482,127	-7.94%	\$469,250	-1.21%
30	Far NE Heights	96	-11.11%	\$435,076	3.78%	\$385,000	8.45%
31	Foothills North	15	-37.50%	\$717,433	8.35%	\$610,000	3.75%
32	Academy West	66	3.13%	\$310,724	9.14%	\$323,000	16.40%
40	UNM	31	-26.19%	\$365,726	-15.33%	\$350,000	-5.41%
41	Uptown	78	-6.02%	\$272,617	-1.94%	\$270,000	-3.23%
42	UNM South	42	16.67%	\$288,147	3.10%	\$274,000	1.11%
50	NE Heights	166	1.84%	\$275,324	-2.63%	\$270,000	1.12%
51	Foothills South	51	15.91%	\$410,658	4.10%	\$427,000	15.88%
60	Four Hills	21	16.67%	\$496,686	13.00%	\$516,000	25.09%
70	Fairgrounds	20	-48.72%	\$258,981	2.91%	\$249,000	3.75%
71	Southeast Heights	52	-11.86%	\$296,909	-5.66%	\$278,500	-6.54%
72	Mesa Del Sol	18	20.00%	\$401,381	5.73%	\$364,339	2.04%
80	Downtown	54	20.00%	\$311,535	3.50%	\$272,500	-3.71%
90	Near South Valley	35	-20.45%	\$242,786	10.54%	\$225,000	4.65%
91	Valley Farms	23	-17.86%	\$352,739	-10.03%	\$300,000	3.45%
92	Southwest Heights	152	-3.18%	\$260,260	3.29%	\$255,000	2.00%
93	Pajarito	5	-28.57%	\$363,300	6.94%	\$420,000	45.33%
100	North Valley	26	-45.83%	\$560,043	37.15%	\$381,500	5.83%
101	Near North Valley	44	-21.43%	\$339,297	-10.53%	\$304,500	-0.06%
102	Far North Valley	6	-25.00%	\$366,750	-34.99%	\$356,250	-32.46%
103	West River Valley	4	33.33%	\$590,000	-49.64%	\$320,000	-76.30%
110	Northwest Heights	129	-17.31%	\$413,475	-3.84%	\$390,500	4.13%
111	Ladera Heights	104	-25.18%	\$285,459	0.13%	\$272,250	-0.09%
112	Canoncito	0	0.00%	\$0	0.00%	\$0	0.00%
120	Paradise West	88	-22.81%	\$330,778	-2.07%	\$325,000	-0.76%
121	Paradise East	56	-21.13%	\$345,328	-2.37%	\$331,750	-4.94%
130	Corrales	21	-16.00%	\$823,929	10.80%	\$705,000	-2.76%
140	Rio Rancho South	58	0.00%	\$427,209	8.80%	\$392,995	9.17%
141	Rio Rancho Southwest	2	100.00%	\$391,500	70.96%	\$391,500	70.96%
150	Rio Rancho Mid	114	-8.80%	\$337,786	6.38%	\$305,000	3.39%
151	Rio Rancho Mid-North	54	10.20%	\$403,828	-5.45%	\$374,878	-5.09%
152	Rio Rancho Mid-West	7	-53.33%	\$285,426	-5.52%	\$290,000	2.11%
160	Rio Rancho North	91	-2.15%	\$419,039	-0.33%	\$395,290	-1.18%
161	Rio Rancho Central	61	-6.15%	\$278,511	-3.56%	\$265,000	-3.64%
162	Rio Rancho Northwest	0	0.00%	\$0	0.00%	\$0	0.00%
170	Bernalillo/Algodones	17	-34.62%	\$357,876	-5.96%	\$364,900	18.67%
180	Placitas	18	-47.06%	\$630,531	-3.03%	\$625,500	4.25%
210-293	East Mountain Area	75	-29.91%	\$432,323	-0.51%	\$400,000	0.00%
690-760	Valencia County	192	23.87%	\$304,058	-1.67%	\$284,990	-1.73%

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1st QTR 2023 Area Summary for Single-Family Home sales

210	Carnuel/Monticello	1	N/A	\$230,000	N/A	\$230,000	N/A
220	North of I-40	21	-36.36%	\$522,604	4.84%	\$430,000	-7.53%
230	South of I-40	10	-52.38%	\$307,900	-8.97%	\$241,000	-20.98%
231	Manzano Mountain	1	-85.71%	\$400,000	23.73%	\$400,000	81.82%
240	Zuzax Tijeras	9	-55.00%	\$474,333	7.63%	\$405,000	2.53%
250	NW Edgewood	18	-5.26%	\$404,614	6.41%	\$376,750	0.47%
260	South 217	6	-45.45%	\$245,333	8.47%	\$227,000	15.82%
270	NE Edgewood	13	0.00%	\$363,888	20.85%	\$430,000	75.51%
271	Stanley	1	0.00%	\$249,000	-23.38%	\$249,000	-23.38%
280	SE Edgewood	9	-30.77%	\$288,989	15.32%	\$263,900	-2.26%
290	North Moriarty	6	50.00%	\$280,833	43.28%	\$240,000	20.30%
291	South Moriarty	11	10.00%	\$209,636	35.43%	\$193,000	75.45%
292	Estancia McIntosh	4	0.00%	\$272,625	-36.60%	\$236,000	3.74%
293	Mountainair	3	0.00%	\$87,417	-15.40%	\$90,250	-9.75%
690	West Valencia County	1	0.00%	\$140,000	150.90%	\$140,000	150.90%
700	Los Lunas	59	20.41%	\$336,105	-0.41%	\$315,000	-4.55%
701	W Los Lunas	34	54.55%	\$320,179	-6.25%	\$310,450	-3.44%
710	Bosque/Peralta	12	-7.69%	\$388,083	-10.58%	\$382,500	9.32%
711	East Los Lunas/Tome	18	200.00%	\$287,161	7.69%	\$260,000	-4.59%
720	Meadowlake/El Cerro	10	-23.08%	\$106,169	-28.39%	\$112,500	-33.04%
721	Las Maravillas	29	38.10%	\$244,627	5.75%	\$249,900	11.07%
730	West Belen	16	60.00%	\$242,369	25.34%	\$255,400	45.94%
740	Los Chavez	12	20.00%	\$274,625	13.66%	\$242,000	-11.97%
741	Belen	22	46.67%	\$231,300	14.03%	\$204,950	26.12%
742	Jarales Bosque	2	-60.00%	\$96,000	-60.94%	\$96,000	-54.29%
750	Adelino	4	33.33%	\$261,975	-15.94%	\$240,950	-18.32%
760	Rio Communities/Tierra Grande	21	-34.38%	\$216,048	-2.92%	\$225,000	5.88%

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