

# Quarterly market

## REPORT

3rd QTR

### 2012 Quarterly Highlights

- 3rd Quarter Sales for single-family, detached homes rose 17.25 % from 3rd Quarter 2011. The median sale price for single-family, detached homes was \$171,813.
- Home sales in the City of Albuquerque rose 18.71% from 3rd QTR 2011. Home sales in the City of Rio Rancho rose 8.98% from 3rd QTR 2011.

New Listings	Closed Sales	Average Sale \$
Detached: 3,702 Attached: 371	Detached: 2,148 Attached: 207	Detached: \$205,896 Attached: \$139,028
3rd QTR 2011 Detached: 3,605 Attached: 389	3rd QTR 2011 Detached: 1,832 Attached: 154	3rd QTR 2011 Detached: \$202,171 Attached: \$135,561
% Change (Detached) <b>+2.69%</b>	% Change (Detached) <b>+17.25%</b>	% Change (Detached) <b>+1.84%</b>



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# 3rd QTR 2012 & 2011 RECAP for Greater Albuquerque Areas

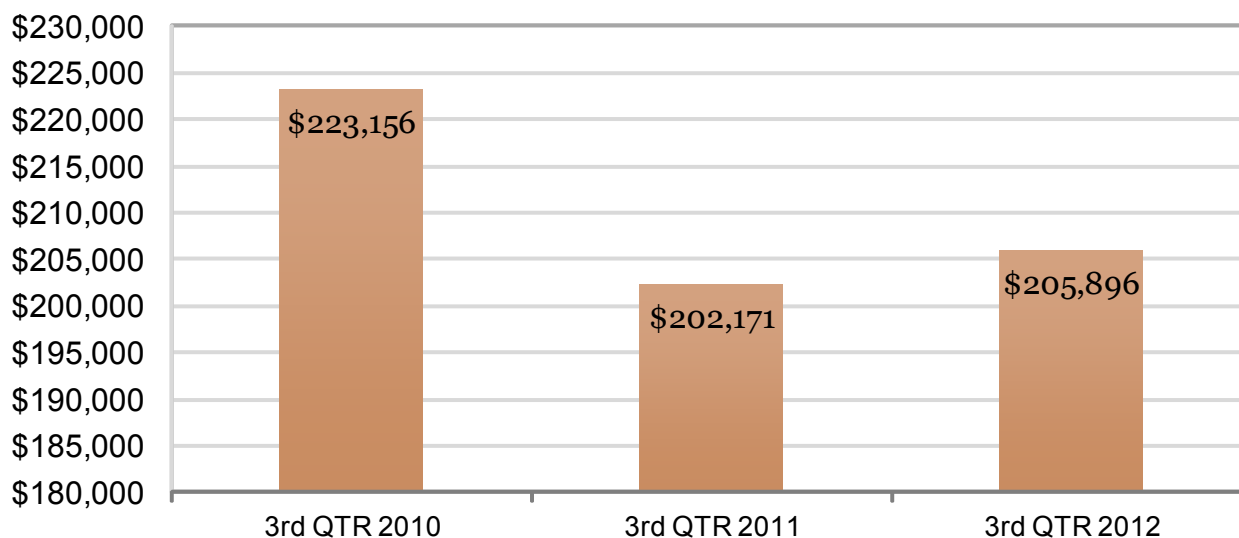
**Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)**

Class R1	2012	2011	% of Change
Average Sale Price:	\$205,896	\$202,171	1.84%
Median Sale Price:	\$171,813	\$172,000	-0.11%
Total Sold & Closed:	2,148	1,832	17.25%
Total Dollar Volume*:	\$442.3	\$370.4	19.41%
New Listings:	3,702	3,605	2.69%
Days on Market:	66	80	-17.50%

Class R2	2012	2011	% of Change
Average Sale Price:	\$139,028	\$135,561	2.56%
Median Sale Price:	\$134,000	\$135,000	-0.74%
Total Sold & Closed:	207	154	34.42%
Total Dollar Volume*:	\$28.8	\$20.9	37.80%
New Listings:	371	389	-4.63%
Days on Market:	84	94	-10.64%

*The numbers above reflect the time period between July 1 and September 30 of 2011 and 2012.*

## 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 2012 & 2011 RECAP for Albuquerque (Areas 10-121)

Class R1	2012	2011	% of Change
Average Sale Price:	\$207,027	\$202,364	2.30%
Median Sale Price:	\$170,000	\$170,250	-0.15%
Total Sold & Closed:	1,510	1,272	18.71%
Total Dollar Volume*:	\$312.6	\$257.4	21.45%
New Listings:	2,391	2,348	1.83%
Days on Market:	59	74	-20.27%

Class R2	2012	2011	% of Change
Average Sale Price:	\$144,253	\$136,420	5.74%
Median Sale Price:	\$136,000	\$134,950	0.78%
Total Sold & Closed:	186	138	34.78%
Total Dollar Volume*:	\$26.8	\$18.8	42.55%
New Listings:	330	339	-2.65%
Days on Market:	83	92	-9.78%

## 3rd QTR 2012 & 2011 RECAP for Rio Rancho (Areas 140-162)

Class R1	2012	2011	% of Change
Average Sale Price:	\$173,267	\$183,240	-5.44%
Median Sale Price:	\$160,000	\$165,740	-3.46%
Total Sold & Closed:	352	323	8.98%
Total Dollar Volume*:	\$61.0	\$59.2	3.02%
New Listings:	623	596	4.53%
Days on Market:	62	97	-36.08%

Class R2	2012	2011	% of Change
Average Sale Price:	\$101,021	\$143,958	-29.83%
Median Sale Price:	\$74,000	\$147,000	-49.66%
Total Sold & Closed:	13	12	8.33%
Total Dollar Volume*:	\$1.3	\$1.7	-23.53%
New Listings:	23	24	-4.17%
Days on Market:	84	126	-33.33%

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## 3rd QTR 2012 & 2011 RECAP for East Mountains (Areas 210-293)

Class R1	2012	2011	% of Change
Average Sale Price:	\$245,102	\$243,863	0.51%
Median Sale Price:	\$225,000	\$230,000	-2.17%
Total Sold & Closed:	109	73	49.32%
Total Dollar Volume*:	\$26.7	\$17.8	50.00%
New Listings:	244	236	3.39%
Days on Market:	114	87	31.03%

## 3rd QTR 2012 & 2011 RECAP for Valencia County (Areas 690-760)

Class R1	2012	2011	% of Change
Average Sale Price:	\$160,683	\$138,516	16.00%
Median Sale Price:	\$148,950	\$129,500	15.02%
Total Sold & Closed:	106	106	0.00%
Total Dollar Volume*:	\$17.0	\$14.7	15.65%
New Listings:	274	262	4.58%
Days on Market:	98	90	8.89%

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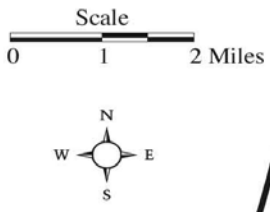
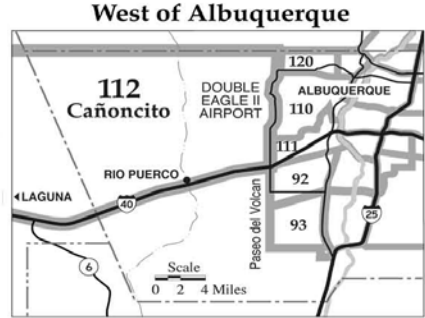
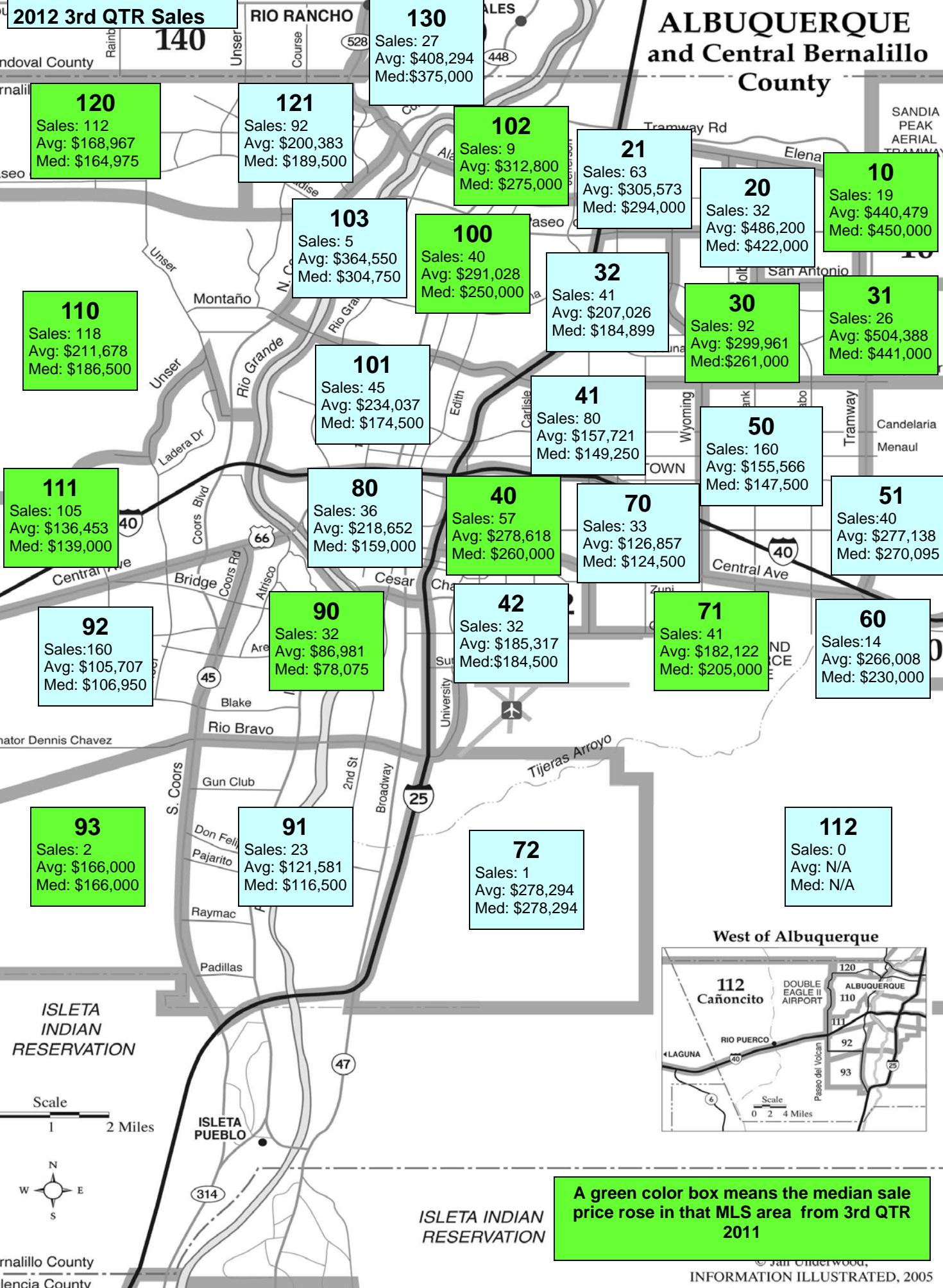
## 3rd QTR 2012 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2011	Average Sale Price	Change from 3rd QTR 2011	Median Sale Price	Change from 3rd QTR 2011
<b>10</b>	Sandia Heights	19	-5.00%	\$440,479	23.60%	\$450,000	33.14%
<b>20</b>	North Albuquerque Acres	32	100.00%	\$486,200	-9.99%	\$422,000	-18.69%
<b>21</b>	Albuquerque Acres West	63	50.00%	\$305,573	-7.71%	\$294,000	-6.95%
<b>30</b>	Far NE Heights	92	-12.38%	\$299,961	14.18%	\$261,000	6.97%
<b>31</b>	Foothills North	26	73.33%	\$504,388	18.94%	\$441,000	19.84%
<b>32</b>	Academy West	41	20.59%	\$207,026	-2.15%	\$184,899	-11.19%
<b>40</b>	UNM	57	29.55%	\$278,618	6.28%	\$260,000	4.52%
<b>41</b>	Uptown	80	31.15%	\$157,721	-4.68%	\$149,250	-6.13%
<b>42</b>	UNM South	32	-23.81%	\$185,317	-18.21%	\$184,500	-10.22%
<b>50</b>	NE Heights	160	11.11%	\$155,566	-3.81%	\$147,500	-4.53%
<b>51</b>	Foothills South	40	42.86%	\$277,138	-2.28%	\$270,095	-4.88%
<b>60</b>	Four Hills	14	16.67%	\$266,008	-1.62%	\$230,000	-16.74%
<b>70</b>	Fairgrounds	33	32.00%	\$126,857	-0.21%	\$124,500	-7.57%
<b>71</b>	Southeast Heights	41	13.89%	\$182,122	-4.50%	\$205,000	7.33%
<b>72</b>	Mesa Del Sol	1	N/A	\$278,294	N/A	\$278,294	N/A
<b>80</b>	Downtown	36	28.57%	\$218,652	11.44%	\$159,000	-3.64%
<b>90</b>	Near South Valley	32	10.34%	\$86,981	5.81%	\$78,075	11.54%
<b>91</b>	Valley Farms	23	9.52%	\$121,581	-15.20%	\$116,500	-9.69%
<b>92</b>	Southwest Heights	160	5.96%	\$105,707	-3.95%	\$106,950	-2.99%
<b>93</b>	Pajarito	2	N/A	\$166,000	104.56%	\$166,000	104.56%
<b>100</b>	North Valley	40	42.86%	\$291,028	-26.92%	\$250,000	5.82%
<b>101</b>	Near North Valley	45	18.42%	\$234,037	-6.97%	\$174,500	-16.90%
<b>102</b>	Far North Valley	9	28.57%	\$312,800	11.39%	\$275,000	22.22%
<b>103</b>	West River Valley	5	0.00%	\$364,550	17.45%	\$304,750	-3.25%
<b>110</b>	Northwest Heights	118	32.58%	\$211,678	9.15%	\$186,500	9.71%
<b>111</b>	Ladera Heights	105	59.09%	\$136,453	0.59%	\$139,000	0.36%
<b>112</b>	Canoncito	0	N/A	N/A	N/A	N/A	N/A
<b>120</b>	Paradise West	112	4.67%	\$168,967	2.12%	\$164,975	4.75%
<b>121</b>	Paradise East	92	19.48%	\$200,383	2.07%	\$189,500	-1.30%
<b>130</b>	Corrales	27	12.50%	\$408,294	-8.20%	\$375,000	-15.49%
<b>140</b>	Rio Rancho South	68	41.67%	\$198,165	-0.73%	\$188,750	-2.56%
<b>141</b>	Rio Rancho Southwest	0	N/A	N/A	N/A	N/A	N/A
<b>150</b>	Rio Rancho Mid	118	-9.92%	\$170,093	-3.32%	\$155,000	4.03%
<b>151</b>	Rio Rancho Mid-North	41	-2.38%	\$206,096	-13.98%	\$190,000	-18.45%
<b>152</b>	Rio Rancho Mid-West	9	0.00%	\$102,152	-19.71%	\$105,000	-16.00%
<b>160</b>	Rio Rancho North	41	-10.87%	\$195,629	2.58%	\$182,000	-4.86%
<b>161</b>	Rio Rancho Central	75	63.04%	\$134,048	-4.11%	\$136,040	-1.24%
<b>162</b>	Rio Rancho Northwest	0	N/A	N/A	N/A	N/A	N/A
<b>170</b>	Bernalillo/Algodones	25	38.89%	\$275,880	21.32%	\$263,709	19.87%
<b>180</b>	Placitas	19	18.75%	\$368,145	-9.80%	\$395,000	-5.92%
<b>210-293</b>	East Mountain Area	109	49.32%	\$245,102	0.51%	\$225,000	-2.17%
<b>690-760</b>	Valencia County	106	0.00%	\$160,683	16.00%	\$148,950	15.02%

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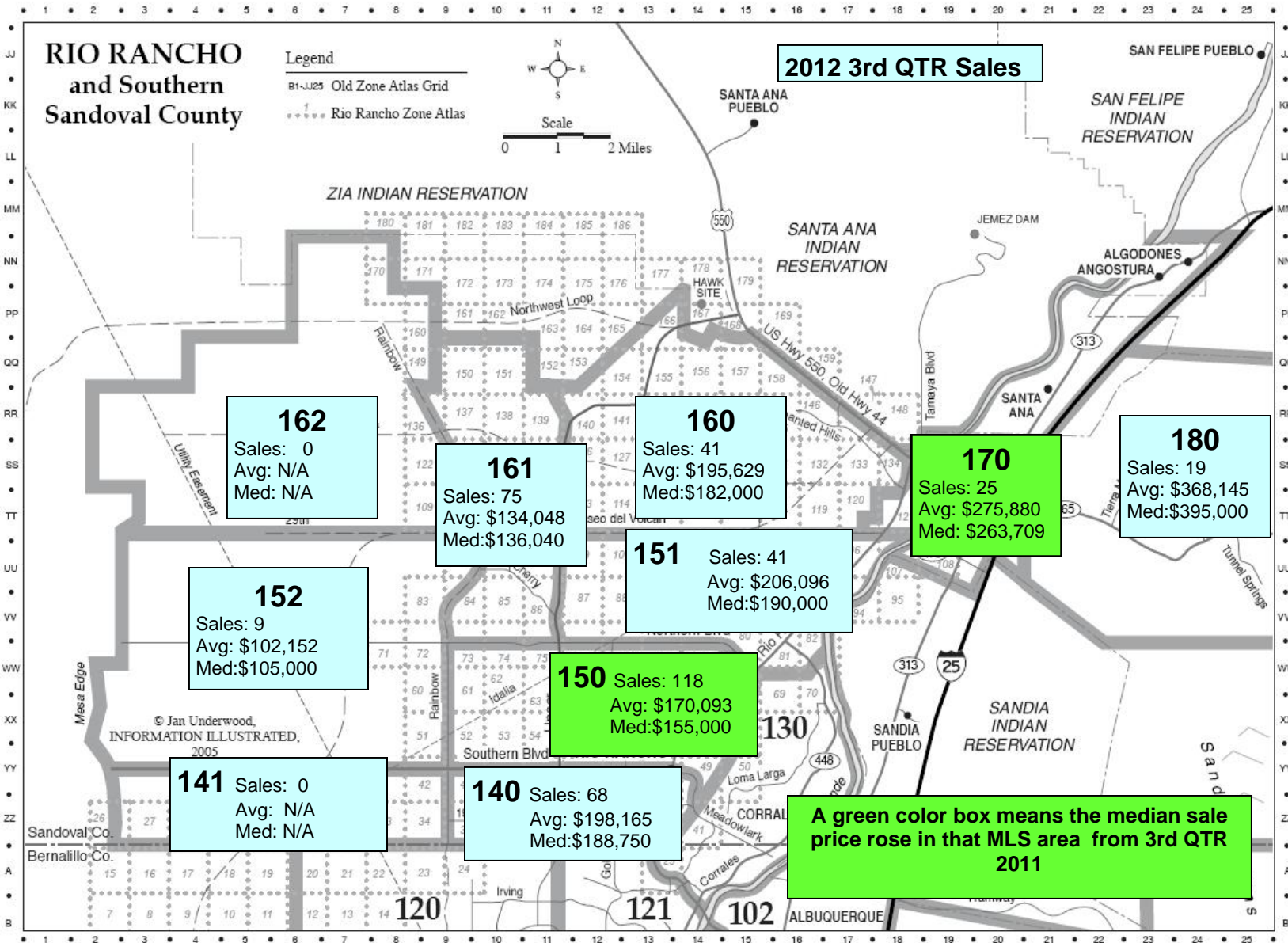
# 2012 3rd QTR Sales

# ALBUQUERQUE and Central Bernalillo County



**A green color box means the median sale price rose in that MLS area from 3rd QTR 2011**





# East Mountain Area and Estancia Basin

## 2012 3rd QTR Sales

**220**  
Sales: 38  
Avg: \$339,291  
Med: \$335,000

**240**  
Sales: 16  
Avg: \$278,159  
Med: \$269,950

**250**  
Sales: 16  
Avg: \$226,606  
Med: \$217,500

**270**  
Sales: 4  
Avg: \$149,525  
Med: \$147,950

**271**  
Sales: 0  
Avg: N/A  
Med: N/A

**290**  
Sales: 4  
Avg: \$162,375  
Med: \$182,750

**210**  
Sales: 1  
Avg: \$242,000  
Med: \$242,000

**230**  
Sales: 10  
Avg: \$179,800  
Med: \$206,500

**260**  
Sales: 9  
Avg: \$154,500  
Med: \$145,000

**280**  
Sales: 1  
Avg: \$82,900  
Med: \$82,900

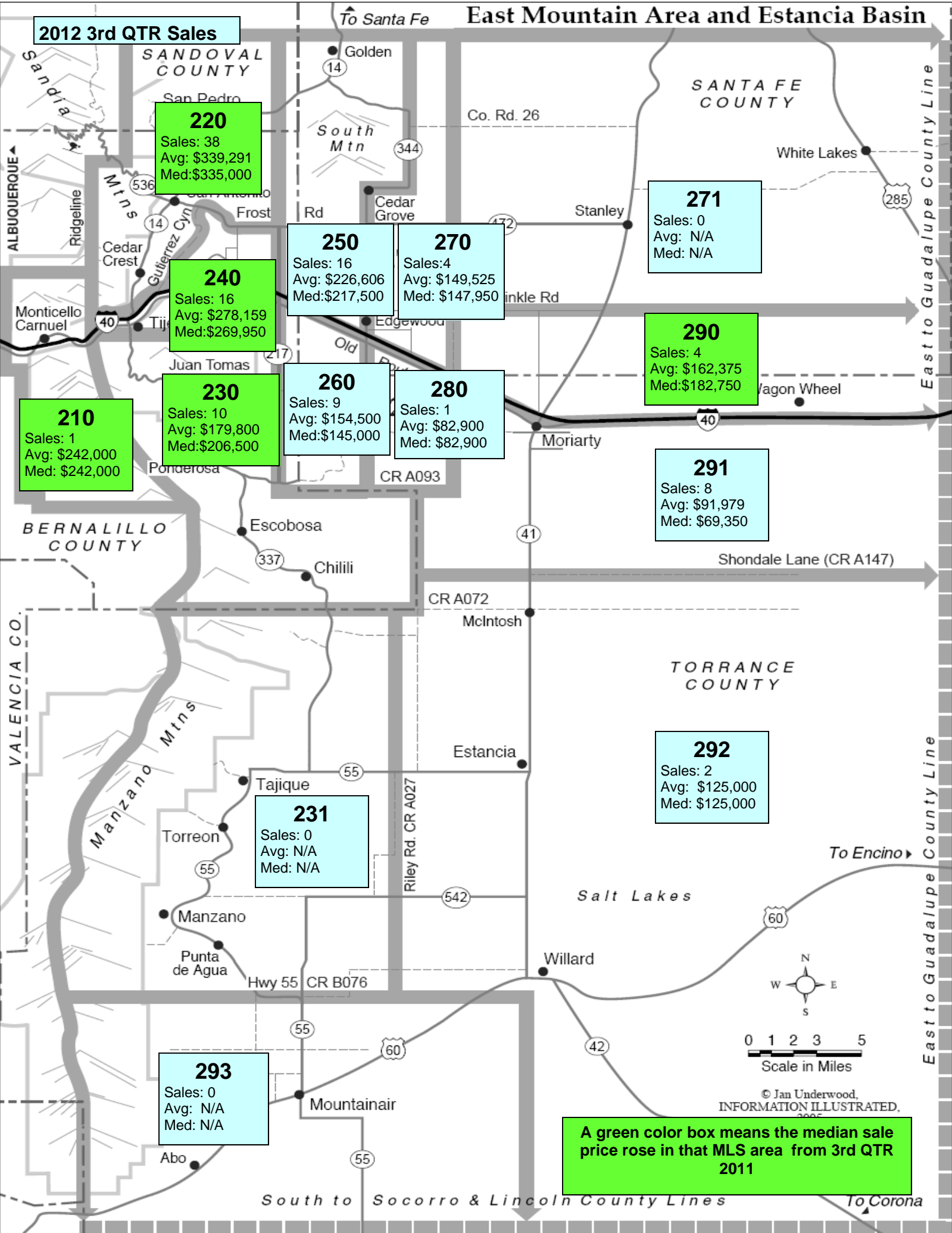
**291**  
Sales: 8  
Avg: \$91,979  
Med: \$69,350

**231**  
Sales: 0  
Avg: N/A  
Med: N/A

**292**  
Sales: 2  
Avg: \$125,000  
Med: \$125,000

**293**  
Sales: 0  
Avg: N/A  
Med: N/A

**A green color box means the median sale price rose in that MLS area from 3rd QTR 2011**



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# VALENCIA COUNTY

## 2012 3rd QTR Sales

**700**  
Sales: 27  
Avg: \$164,496  
Med: \$179,000

**710**  
Sales: 15  
Avg: \$223,610  
Med: \$200,000

**701**  
Sales: 13  
Avg: \$136,852  
Med: \$139,990

**690**  
Sales: 0  
Avg: N/A  
Med: N/A

**711**  
Sales: 12  
Avg: \$230,242  
Med: \$211,250

**720**  
Sales: 2  
Avg: \$114,500  
Med: \$114,500

**740**  
Sales: 6  
Avg: \$134,783  
Med: \$124,950

**721**  
Sales: 10  
Avg: \$105,622  
Med: \$102,950

**730**  
Sales: 1  
Avg: \$160,000  
Med: \$160,000

**741**  
Sales: 6  
Avg: \$99,800  
Med: \$70,700

**750**  
Sales: 2  
Avg: \$224,750  
Med: \$224,750

**742**  
Sales: 3  
Avg: \$68,367  
Med: \$75,000

**760**  
Sales: 9  
Avg: \$131,956  
Med: \$120,000

**620**  
NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

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