

# Quarterly market

## REPORT

3rd QTR

### 2011 Quarterly Highlights

- 3rd Quarter Sales for single-family, detached homes rose 15.15% from 3rd Quarter 2010. The median sale price for single-family, detached homes was \$172,000.
- 3rd Quarter 2011 homes sales in Rio Rancho showed a positive increase for both the median and average sale price when compared to 3rd Quarter 2010.

New Listings	Closed Sales	Average Sale \$
Detached: 3,605 Attached: 389	Detached: 1,832 Attached: 154	Detached: \$202,171 Attached: \$135,561
3rd QTR 2010 Detached: 4,283 Attached: 476	3rd QTR 2010 Detached: 1,591 Attached: 146	3rd QTR 2010 Detached: \$223,156 Attached: \$142,191
% Change (Detached) <b>-15.83%</b>	% Change (Detached) <b>+15.15%</b>	% Change (Detached) <b>-9.40%</b>



[www.gaar.com](http://www.gaar.com)

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# 3rd QTR 2011 & 2010 RECAP for Greater Albuquerque Areas

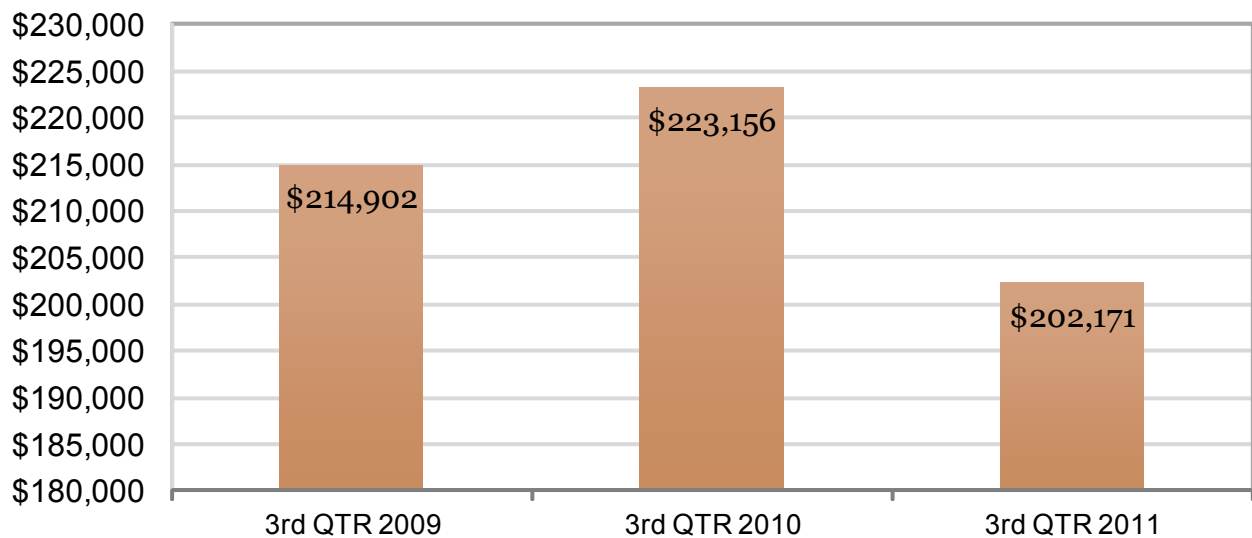
**Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)**

Class R1	2011	2010	% of Change
Average Sale Price:	\$202,171	\$223,156	-9.40%
Median Sale Price:	\$172,000	\$183,000	-6.01%
Total Sold & Closed:	1,832	1,591	15.15%
Total Dollar Volume*:	\$370.4	\$355.0	4.34%
New Listings:	3,605	4,283	-15.83%
Days on Market:	80	74	8.11%

Class R2	2011	2010	% of Change
Average Sale Price:	\$135,561	\$142,191	-4.66%
Median Sale Price:	\$135,000	\$135,000	0.00%
Total Sold & Closed:	154	146	5.48%
Total Dollar Volume*:	\$20.9	\$20.8	0.48%
New Listings:	389	476	-18.28%
Days on Market:	94	89	5.62%

*The numbers above reflect the time period between July 1 and September 30 of 2010 and 2011.*

## 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 2011 & 2010 RECAP for Albuquerque (Areas 10-121)

Class R1	2011	2010	% of Change
Average Sale Price:	\$202,364	\$228,244	-11.34%
Median Sale Price:	\$170,250	\$185,000	-7.97%
Total Sold & Closed:	1,272	1,113	14.29%
Total Dollar Volume*:	\$257.4	\$254.0	1.34%
New Listings:	2,348	2,845	-17.47%
Days on Market:	74	68	8.82%

Class R2	2011	2010	% of Change
Average Sale Price:	\$136,420	\$148,266	-7.99%
Median Sale Price:	\$134,950	\$139,900	-3.54%
Total Sold & Closed:	138	123	12.20%
Total Dollar Volume*:	\$18.8	\$18.2	3.30%
New Listings:	339	409	-17.11%
Days on Market:	92	88	4.55%

## 3rd QTR 2011 & 2010 RECAP for Rio Rancho (Areas 140-162)

Class R1	2011	2010	% of Change
Average Sale Price:	\$183,240	\$182,144	0.60%
Median Sale Price:	\$165,740	\$165,000	0.45%
Total Sold & Closed:	323	284	13.73%
Total Dollar Volume*:	\$59.2	\$51.7	14.51%
New Listings:	596	734	-18.80%
Days on Market:	97	76	27.63%

Class R2	2011	2010	% of Change
Average Sale Price:	\$143,958	\$116,437	23.64%
Median Sale Price:	\$147,000	\$110,000	33.64%
Total Sold & Closed:	12	17	-29.41%
Total Dollar Volume*:	\$1.7	\$2.0	-14.10%
New Listings:	24	44	-45.45%
Days on Market:	126	73	72.60%

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

## 3rd QTR 2011 & 2010 RECAP for East Mountains (Areas 210-293)

Class R1	2011	2010	% of Change
Average Sale Price:	\$243,863	\$269,383	-9.47%
Median Sale Price:	\$230,000	\$234,000	-1.71%
Total Sold & Closed:	73	66	10.61%
Total Dollar Volume*:	\$17.8	\$17.8	0.00%
New Listings:	236	257	-8.17%
Days on Market:	87	110	-20.91%

## 3rd QTR 2011 & 2010 RECAP for Valencia County (Areas 690-760)

Class R1	2011	2010	% of Change
Average Sale Price:	\$138,516	\$162,976	-15.01%
Median Sale Price:	\$129,500	\$163,000	-20.55%
Total Sold & Closed:	106	80	32.50%
Total Dollar Volume*:	\$14.7	\$13.0	13.08%
New Listings:	262	292	-10.27%
Days on Market:	90	104	-13.46%

*The numbers above reflect the time period between July 1 and September 30 of 2010 and 2011.*

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

## 3rd QTR 2011 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2010	Median Sale Price	Change from 3rd QTR 2010	Average Sale Price	Change from 3rd QTR 2010
10	Sandia Heights	20	11.11%	\$338,000	-14.86%	\$356,370	-20.57%
20	North Albuquerque Acres	16	-50.00%	\$519,000	-6.74%	\$540,186	-5.62%
21	Albuquerque Acres West	42	23.53%	\$315,950	1.27%	\$331,100	-4.53%
30	Far NE Heights	105	28.05%	\$244,000	-5.22%	\$262,707	-9.01%
31	Foothills North	15	-21.05%	\$368,000	-32.23%	\$424,060	-25.40%
32	Academy West	34	-15.00%	\$208,200	2.06%	\$211,567	-2.46%
40	UNM	44	15.79%	\$248,750	-1.19%	\$262,153	-5.67%
41	Uptown	61	7.02%	\$159,000	2.58%	\$165,462	-1.82%
42	UNM South	42	55.56%	\$205,500	-1.44%	\$226,582	-0.59%
50	NE Heights	144	41.18%	\$154,500	-0.64%	\$161,725	1.17%
51	Foothills South	28	-24.32%	\$283,958	1.11%	\$283,593	-3.76%
60	Four Hills	12	-14.29%	\$276,250	-10.89%	\$270,375	-15.50%
70	Fairgrounds	25	66.67%	\$134,700	-24.75%	\$127,118	-28.61%
71	Southeast Heights	36	20.00%	\$190,995	0.26%	\$190,698	-3.12%
80	Downtown	28	0.00%	\$165,000	15.42%	\$196,201	7.77%
90	Near South Valley	29	20.83%	\$70,000	-43.78%	\$82,202	-37.02%
91	Valley Farms	21	40.00%	\$129,000	18.35%	\$143,376	29.09%
92	Southwest Heights	151	37.27%	\$110,250	-10.00%	\$110,059	-10.06%
93	Pajarito	2	N/A	\$81,150	N/A	\$81,150	N/A
100	North Valley	28	-42.86%	\$236,250	-6.44%	\$398,228	32.88%
101	Near North Valley	38	46.15%	\$210,000	-4.11%	\$251,578	-4.70%
102	Far North Valley	7	16.67%	\$225,000	13.64%	\$280,821	7.12%
103	West River Valley	5	25.00%	\$315,000	-35.38%	\$310,400	-43.31%
110	Northwest Heights	89	17.11%	\$170,000	-9.36%	\$193,933	-11.67%
111	Ladera Heights	66	-4.35%	\$138,500	-2.67%	\$135,646	-6.53%
112	Canoncito	0	N/A	N/A	N/A	N/A	N/A
120	Paradise West	107	5.94%	\$157,500	-4.83%	\$165,458	-7.66%
121	Paradise East	77	28.33%	\$192,000	-0.26%	\$196,326	-6.88%
130	Corrales	24	14.29%	\$443,750	15.26%	\$444,758	5.78%
140	Rio Rancho South	48	4.35%	\$193,718	-0.25%	\$199,626	0.38%
141	Rio Rancho Southwest	1	N/A	\$145,000	N/A	\$145,000	N/A
150	Rio Rancho Mid	131	35.05%	\$149,000	3.47%	\$175,941	3.53%
151	Rio Rancho Mid-North	42	31.25%	\$233,000	-2.30%	\$239,594	-1.50%
152	Rio Rancho Mid-West	9	200.00%	\$125,000	-13.07%	\$127,225	-4.05%
160	Rio Rancho North	46	0.00%	\$191,300	6.43%	\$190,717	-1.59%
161	Rio Rancho Central	46	-23.33%	\$137,750	-3.71%	\$139,788	-6.81%
162	Rio Rancho Northwest	0	N/A	N/A	N/A	N/A	N/A
170	Bernalillo/Algodones	18	63.64%	\$219,995	-8.34%	\$227,392	-24.76%
180	Placitas	16	0.00%	\$419,875	5.10%	\$408,159	3.55%
210-293	East Mountain Area	73	10.61%	\$230,000	-1.71%	\$243,863	-9.47%
690-760	Valencia County	106	32.50%	\$129,500	-20.55%	\$138,516	-15.01%

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

**2011 3rd QTR Sales**

**120**  
Sales: 107  
Avg: \$165,458  
Med: \$157,500

**121**  
Sales: 77  
Avg: \$196,326  
Med: \$192,000

**130**  
Sales: 24  
Avg: \$444,758  
Med: \$443,750

**102**  
Sales: 7  
Avg: \$280,821  
Med: \$225,000

**21**  
Sales: 42  
Avg: \$331,100  
Med: \$315,950

**20**  
Sales: 16  
Avg: \$540,186  
Med: \$519,000

**10**  
Sales: 20  
Avg: \$356,370  
Med: \$338,000

**103**  
Sales: 5  
Avg: \$310,400  
Med: \$315,000

**100**  
Sales: 28  
Avg: \$398,228  
Med: \$236,250

**32**  
Sales: 34  
Avg: \$211,567  
Med: \$208,200

**30**  
Sales: 105  
Avg: \$262,707  
Med: \$244,000

**31**  
Sales: 15  
Avg: \$424,060  
Med: \$368,000

**110**  
Sales: 89  
Avg: \$193,933  
Med: \$170,000

**101**  
Sales: 38  
Avg: \$251,578  
Med: \$210,000

**41**  
Sales: 61  
Avg: \$165,462  
Med: \$159,000

**50**  
Sales: 144  
Avg: \$161,725  
Med: \$154,500

**111**  
Sales: 66  
Avg: \$135,646  
Med: \$138,500

**80**  
Sales: 28  
Avg: \$196,201  
Med: \$165,000

**40**  
Sales: 44  
Avg: \$262,153  
Med: \$248,750

**70**  
Sales: 25  
Avg: \$127,118  
Med: \$134,700

**51**  
Sales: 28  
Avg: \$283,593  
Med: \$283,958

**92**  
Sales: 151  
Avg: \$110,059  
Med: \$110,250

**90**  
Sales: 29  
Avg: \$82,202  
Med: \$70,000

**42**  
Sales: 42  
Avg: \$226,582  
Med: \$205,500

**71**  
Sales: 36  
Avg: \$190,698  
Med: \$190,995

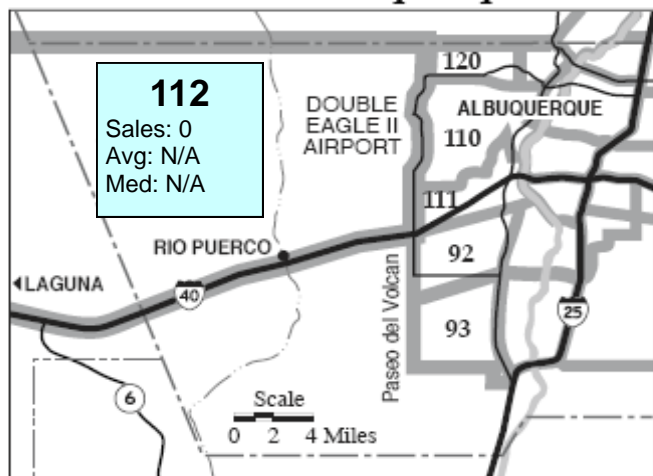
**60**  
Sales: 12  
Avg: \$270,375  
Med: \$276,250

**93**  
Sales: 2  
Avg: \$81,150  
Med: \$81,150

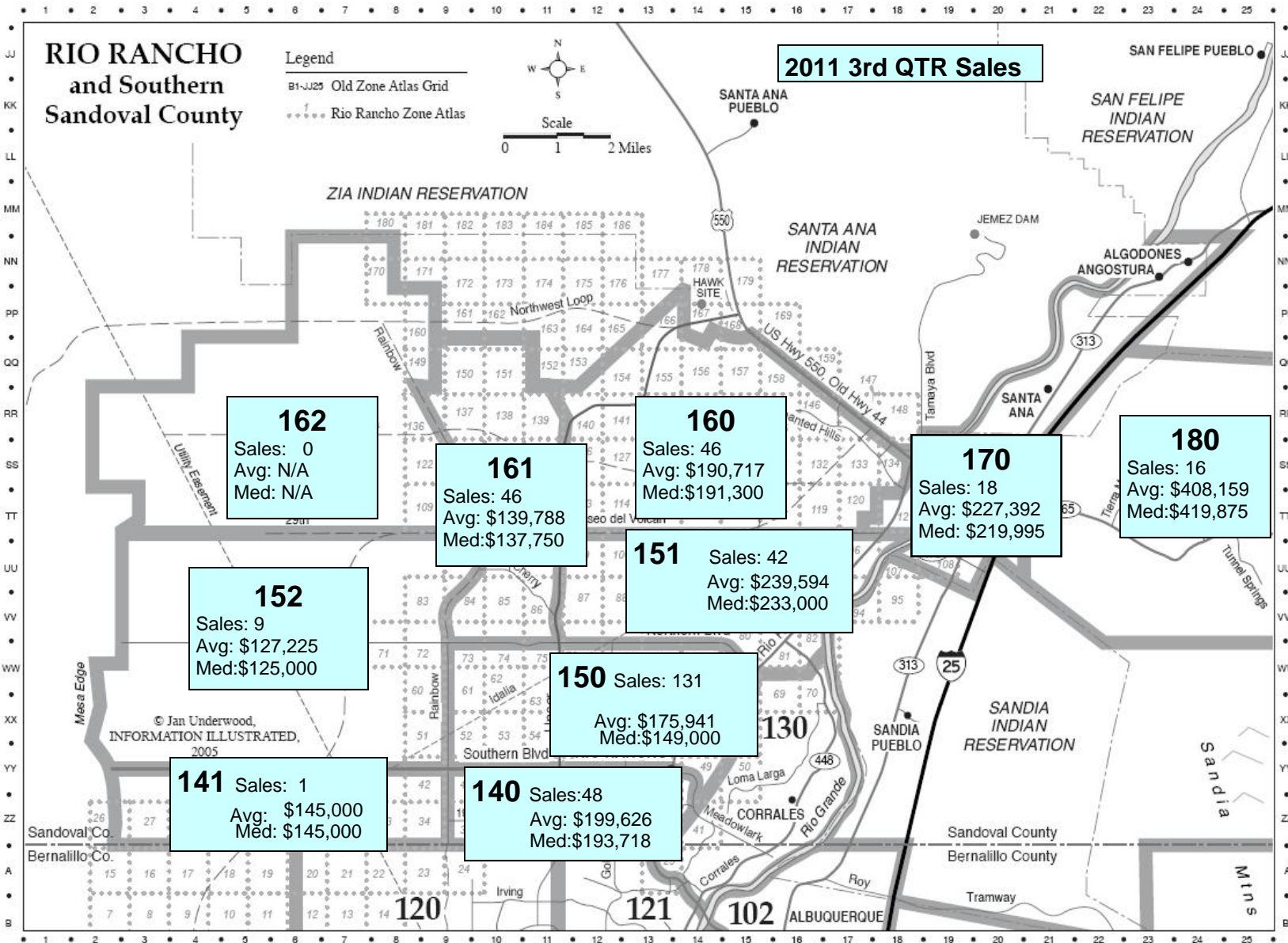
**91**  
Sales: 21  
Avg: \$143,376  
Med: \$129,000

**112**  
Sales: 0  
Avg: N/A  
Med: N/A

Scale  
0 1 2 Miles

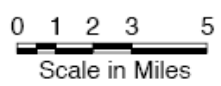
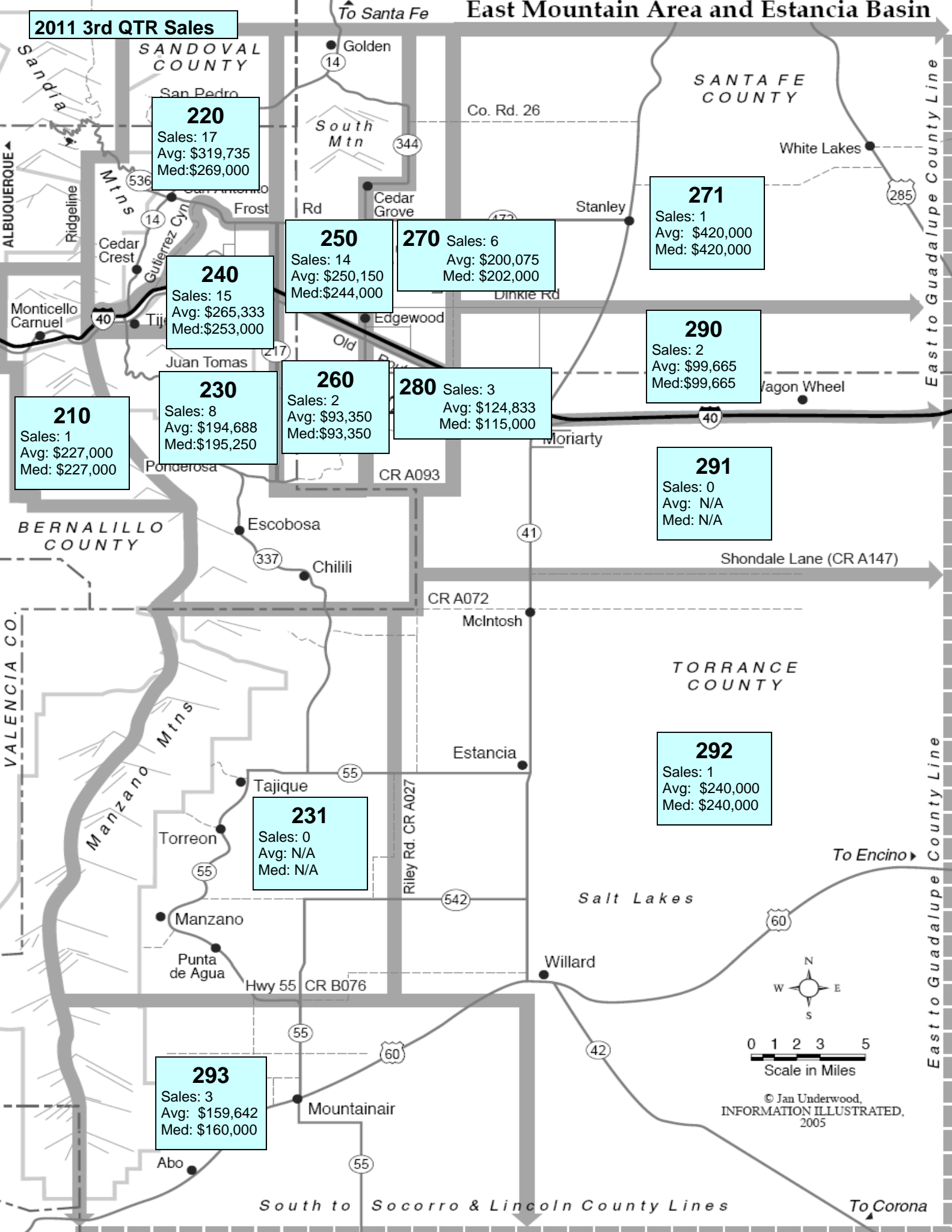


Bernalillo County  
Valencia County



# East Mountain Area and Estancia Basin

## 2011 3rd QTR Sales



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# VALENCIA COUNTY

## 2011 3rd QTR Sales

**700**  
Sales: 24  
Avg: \$144,199  
Med: \$128,500

**710**  
Sales: 13  
Avg: \$201,338  
Med: \$205,000

**701**  
Sales: 16  
Avg: \$136,039  
Med: \$140,495

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

**711**  
Sales: 4  
Avg: \$180,500  
Med: \$184,500

**720**  
Sales: 2  
Avg: \$87,500  
Med: \$87,500

**740**  
Sales: 6  
Avg: \$171,150  
Med: \$157,500

**721**  
Sales: 18  
Avg: \$98,560  
Med: \$103,450

**730**  
Sales: 2  
Avg: \$143,500  
Med: \$143,500

**750**  
Sales: 1  
Avg: \$195,000  
Med: \$195,000

**741**  
Sales: 7  
Avg: \$112,146  
Med: \$73,800

**742**  
Sales: 0  
Avg: N/A  
Med: N/A

**760**  
Sales: 13  
Avg: \$112,531  
Med: \$115,000

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

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

