

# Quarterly market

## REPORT

4th  
QTR

### 2011 Quarterly Highlights

- 4th Quarter 2011 detached homes sales in the greater Albuquerque market rose 9.80% from 4th Quarter 2010.
- Sales prices of detached homes selling in 4th Quarter 2011 saw a decline of 9.13% in the median and 10.39% decline in the average, when compared to 2010.

New Listings	Closed Sales	Average Sale \$
Detached: 2,552 Attached: 261	Detached: 1,614 Attached: 138	Detached: \$197,712 Attached: \$138,422
4th QTR 2010 Detached: 3,053 Attached: 338	4th QTR 2010 Detached: 1,470 Attached: 164	4th QTR 2010 Detached: \$220,635 Attached: \$147,634
% Change (Detached) <b>-16.41%</b>	% Change (Detached) <b>+9.80%</b>	% Change (Detached) <b>-10.39%</b>



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

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# 4th QTR 2011 & 2010 RECAP for Greater Albuquerque Areas

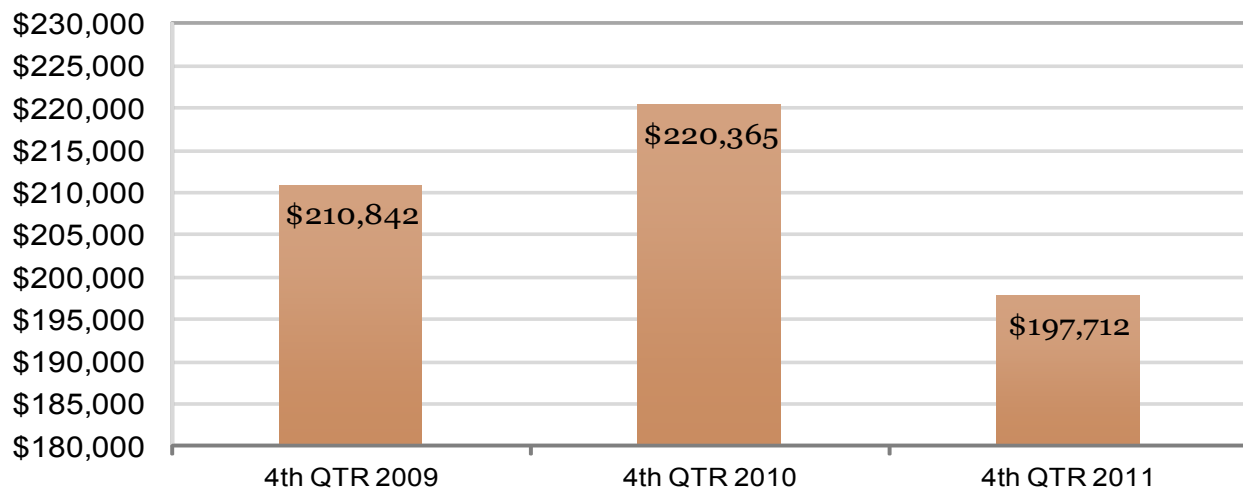
**Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)**

Class R1	2011	2010	% of Change
Average Sale Price:	\$197,712	\$220,635	-10.39%
Median Sale Price:	\$162,650	\$179,000	-9.13%
Total Sold & Closed:	1,614	1,470	9.80%
Total Dollar Volume*:	\$319.1	\$324.3	-1.60%
New Listings:	2,552	3,053	-16.41%
Days on Market:	85	81	4.94%

Class R2	2011	2010	% of Change
Average Sale Price:	\$138,422	\$147,364	-6.07%
Median Sale Price:	\$127,825	\$141,669	-9.77%
Total Sold & Closed:	138	164	-15.85%
Total Dollar Volume*:	\$19.1	\$24.2	-21.07%
New Listings:	261	338	-22.78%
Days on Market:	86	94	-8.51%

*The numbers above reflect the time period between October 1 and December 31 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.

## 4th QTR 2011 & 2010 RECAP for Albuquerque (Areas 10-121)

Class R1	2011	2010	% of Change
Average Sale Price:	\$198,524	\$222,351	-10.72%
Median Sale Price:	\$165,000	\$178,750	-7.69%
Total Sold & Closed:	1,104	994	11.07%
Total Dollar Volume*:	\$219.2	\$221.0	-0.81%
New Listings:	1,652	1,981	-16.61%
Days on Market:	80	79	1.27%

Class R2	2011	2010	% of Change
Average Sale Price:	\$141,396	\$148,787	-4.97%
Median Sale Price:	\$131,000	\$142,337	-7.96%
Total Sold & Closed:	123	145	-15.17%
Total Dollar Volume*:	\$17.4	\$21.6	-19.44%
New Listings:	220	293	-24.91%
Days on Market:	85	96	-11.46%

## 4th QTR 2011 & 2010 RECAP for Rio Rancho (Areas 140-162)

Class R1	2011	2010	% of Change
Average Sale Price:	\$172,254	\$193,355	-10.91%
Median Sale Price:	\$155,000	\$169,450	-8.53%
Total Sold & Closed:	287	244	17.62%
Total Dollar Volume*:	\$49.4	\$47.2	4.66%
New Listings:	432	551	-21.60%
Days on Market:	82	76	7.89%

Class R2	2011	2010	% of Change
Average Sale Price:	\$117,643	\$133,863	-12.12%
Median Sale Price:	\$124,000	\$140,750	-11.90%
Total Sold & Closed:	7	14	-50.00%
Total Dollar Volume*:	\$0.8	\$1.9	-57.89%
New Listings:	25	28	-10.71%
Days on Market:	40	86	-53.49%

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

## 4th QTR 2011 & 2010 RECAP for East Mountains (Areas 210-293)

Class R1	2011	2010	% of Change
Average Sale Price:	\$233,407	\$229,249	1.81%
Median Sale Price:	\$219,000	\$203,000	7.88%
Total Sold & Closed:	81	77	5.19%
Total Dollar Volume*:	\$18.9	\$17.7	6.78%
New Listings:	158	154	2.60%
Days on Market:	124	93	33.33%

## 4th QTR 2011 & 2010 RECAP for Valencia County (Areas 690-760)

Class R1	2011	2010	% of Change
Average Sale Price:	\$123,311	\$163,667	-24.66%
Median Sale Price:	\$116,000	\$148,213	-21.73%
Total Sold & Closed:	82	95	-13.68%
Total Dollar Volume*:	\$10.1	\$15.5	-34.84%
New Listings:	193	235	-17.87%
Days on Market:	118	80	47.50%

*The numbers above reflect the time period between October 1 and December 31 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.

## 4th QTR 2011 Area Summary for single-family home sales

		Sales	Change from 4th QTR 2010	Average Sale Price	Change from 4th QTR 2010	Median Sale Price	Change from 4th QTR 2010
10	Sandia Heights	17	41.67%	\$525,029	17.30%	\$475,000	24.18%
20	North Albuquerque Acres	22	0.00%	\$555,061	0.26%	\$490,000	-4.48%
21	Albuquerque Acres West	22	-35.29%	\$333,430	-0.27%	\$270,250	-11.38%
30	Far NE Heights	73	0.00%	\$267,364	-6.21%	\$242,000	-4.72%
31	Foothills North	22	-4.35%	\$400,544	-15.00%	\$385,000	-4.47%
32	Academy West	25	8.70%	\$190,460	-8.99%	\$189,000	-1.56%
40	UNM	26	-23.53%	\$236,438	-8.55%	\$230,500	-3.96%
41	Uptown	46	17.95%	\$134,671	-17.81%	\$129,226	-17.16%
42	UNM South	29	26.09%	\$185,766	-14.13%	\$174,900	-11.44%
50	NE Heights	142	27.93%	\$158,333	1.83%	\$158,100	2.00%
51	Foothills South	20	-41.18%	\$283,495	-0.96%	\$269,750	-2.62%
60	Four Hills	14	16.67%	\$275,079	-3.38%	\$255,000	-3.86%
70	Fairgrounds	31	29.17%	\$137,019	-3.66%	\$128,000	-4.08%
71	Southeast Heights	35	52.17%	\$163,505	-7.16%	\$150,000	-11.24%
80	Downtown	34	41.67%	\$164,658	-28.98%	\$118,750	-27.86%
90	Near South Valley	23	27.78%	\$113,404	2.17%	\$110,000	-0.90%
91	Valley Farms	13	-27.78%	\$153,273	-25.46%	\$127,000	12.72%
92	Southwest Heights	137	47.31%	\$114,556	-1.02%	\$114,000	-2.56%
93	Pajarito	2	-60.00%	\$98,950	-47.78%	\$98,950	-53.98%
100	North Valley	24	-27.27%	\$340,002	7.74%	\$251,500	0.60%
101	Near North Valley	33	-10.81%	\$249,758	13.10%	\$225,000	37.20%
102	Far North Valley	6	100.00%	\$276,150	77.40%	\$225,950	50.63%
103	West River Valley	5	-16.67%	\$379,780	9.51%	\$305,000	-16.05%
110	Northwest Heights	96	28.00%	\$191,773	-18.79%	\$175,000	-10.26%
111	Ladera Heights	68	21.43%	\$142,370	-9.19%	\$137,000	-7.40%
112	Canoncito	0	N/A	N/A	N/A	N/A	N/A
120	Paradise West	92	16.46%	\$156,713	-9.38%	\$154,500	-6.36%
121	Paradise East	47	-21.67%	\$198,826	-10.62%	\$185,000	-4.52%
130	Corrales	21	5.00%	\$415,086	-11.39%	\$410,000	-6.66%
140	Rio Rancho South	34	-12.82%	\$197,857	-11.89%	\$177,750	-5.95%
141	Rio Rancho Southwest	0	N/A	N/A	N/A	N/A	N/A
150	Rio Rancho Mid	102	41.67%	\$157,086	-10.94%	\$136,000	-14.81%
151	Rio Rancho Mid-North	41	-21.15%	\$234,275	-2.22%	\$209,900	-1.22%
152	Rio Rancho Mid-West	12	50.00%	\$117,672	-1.97%	\$137,546	19.35%
160	Rio Rancho North	42	27.27%	\$184,304	-9.19%	\$179,750	6.68%
161	Rio Rancho Central	55	37.50%	\$142,346	1.60%	\$135,500	-2.30%
162	Rio Rancho Northwest	1	N/A	\$100,000	N/A	\$100,000	N/A
170	Bernalillo/Algodones	18	-10.00%	\$188,307	-25.68%	\$160,713	-35.71%
180	Placitas	21	5.00%	\$446,471	5.03%	\$360,000	-11.00%
210-293	East Mountain Area	81	5.19%	\$233,407	1.81%	\$219,000	7.88%
690-760	Valencia County	82	-13.68%	\$123,311	-24.66%	\$116,000	-21.73%

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

**2011 4th QTR Sales**

**120**  
Sales: 92  
Avg: \$156,713  
Med: \$154,500

**121**  
Sales: 47  
Avg: \$198,826  
Med: \$185,000

**130**  
Sales: 21  
Avg: \$415,086  
Med: \$410,000

**102**  
Sales: 6  
Avg: \$276,150  
Med: \$225,950

**21**  
Sales: 22  
Avg: \$333,430  
Med: \$270,250

**20**  
Sales: 22  
Avg: \$555,061  
Med: \$490,000

**10**  
Sales: 17  
Avg: \$525,029  
Med: \$475,000

**103**  
Sales: 5  
Avg: \$379,780  
Med: \$305,000

**100**  
Sales: 24  
Avg: \$340,002  
Med: \$251,500

**32**  
Sales: 25  
Avg: \$190,460  
Med: \$189,000

**30**  
Sales: 73  
Avg: \$267,364  
Med: \$242,000

**31**  
Sales: 22  
Avg: \$400,544  
Med: \$385,000

**110**  
Sales: 96  
Avg: \$191,773  
Med: \$175,000

**101**  
Sales: 33  
Avg: \$249,758  
Med: \$225,000

**41**  
Sales: 46  
Avg: \$134,671  
Med: \$129,226

**50**  
Sales: 142  
Avg: \$158,333  
Med: \$158,100

**111**  
Sales: 68  
Avg: \$142,370  
Med: \$137,000

**80**  
Sales: 34  
Avg: \$164,658  
Med: \$118,750

**40**  
Sales: 26  
Avg: \$236,438  
Med: \$230,500

**70**  
Sales: 31  
Avg: \$137,019  
Med: \$128,000

**51**  
Sales: 20  
Avg: \$283,495  
Med: \$269,750

**92**  
Sales: 137  
Avg: \$114,556  
Med: \$114,000

**90**  
Sales: 23  
Avg: \$113,404  
Med: \$110,000

**42**  
Sales: 29  
Avg: \$185,766  
Med: \$174,900

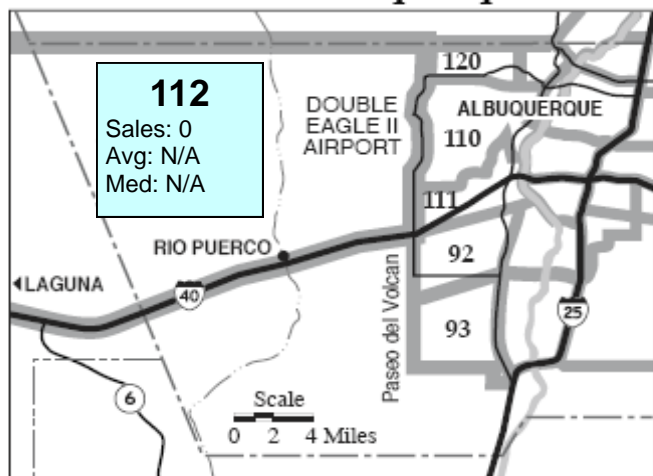
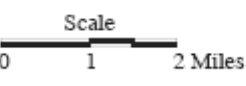
**71**  
Sales: 35  
Avg: \$163,505  
Med: \$150,000

**60**  
Sales: 14  
Avg: \$275,079  
Med: \$255,000

**93**  
Sales: 2  
Avg: \$98,950  
Med: \$98,950

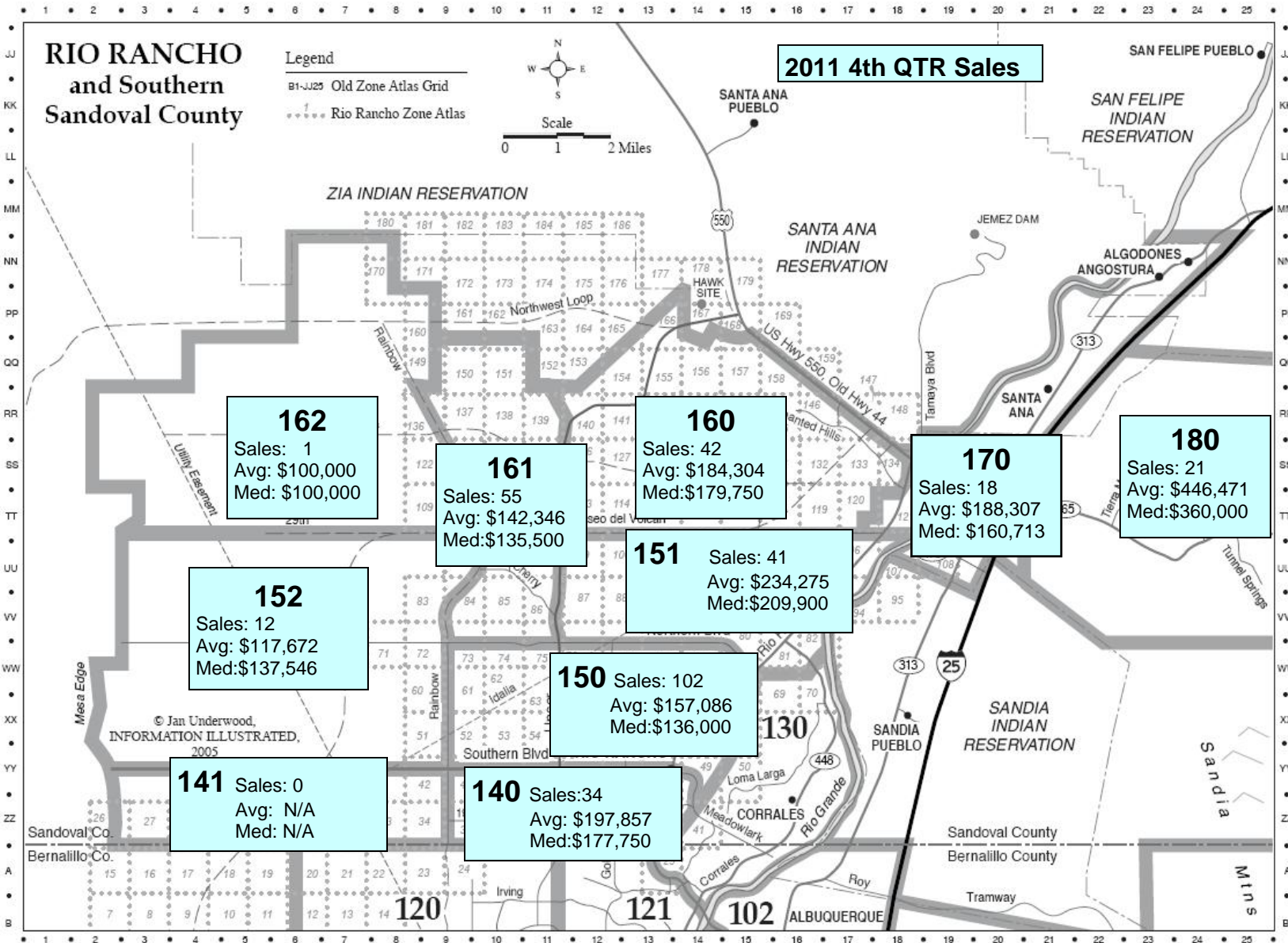
**91**  
Sales: 13  
Avg: \$153,273  
Med: \$127,000

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



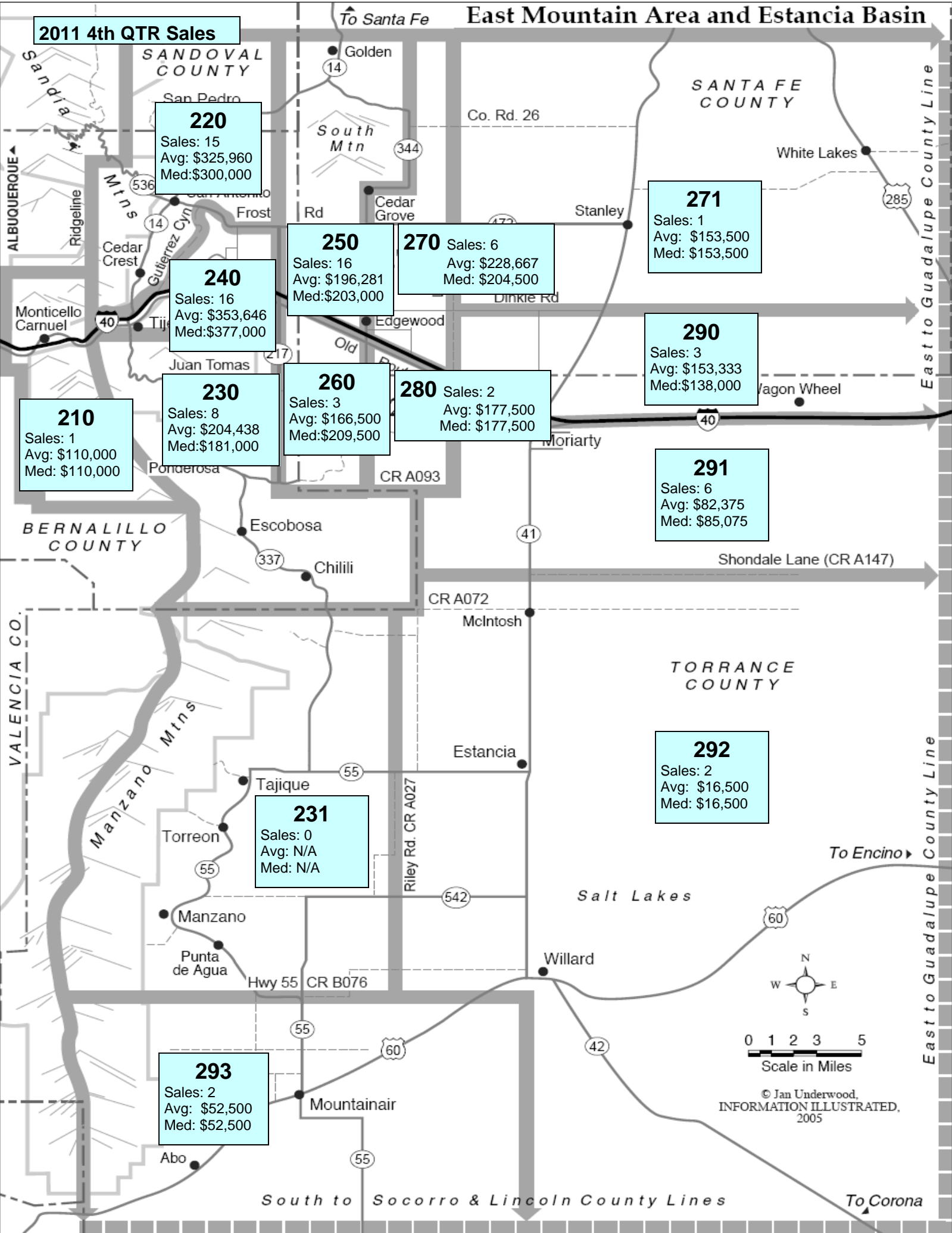
Bernalillo County  
Valencia County





# East Mountain Area and Estancia Basin

## 2011 4th QTR Sales



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**2011 4th QTR Sales**

**VALENCIA COUNTY**

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

**700**  
Sales: 19  
Avg: \$149,492  
Med: \$150,000

**710**  
Sales: 6  
Avg: \$163,817  
Med: \$138,950

**701**  
Sales: 11  
Avg: \$132,818  
Med: \$128,981

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

**711**  
Sales: 6  
Avg: \$156,441  
Med: \$147,000

**720**  
Sales: 2  
Avg: \$93,250  
Med: \$93,250

**740**  
Sales: 1  
Avg: \$49,900  
Med: \$49,900

**721**  
Sales: 15  
Avg: \$99,242  
Med: \$102,000

**730**  
Sales: 1  
Avg: \$21,600  
Med: \$21,600

**750**  
Sales: 3  
Avg: \$124,333  
Med: \$125,000

**741**  
Sales: 12  
Avg: \$93,583  
Med: \$65,000

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

**760**  
Sales: 6  
Avg: \$107,667  
Med: \$112,000

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

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

