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Nob Hill Albuquerque
Market Actvity Report

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FEBRUARY 2019 NEIGHBORHOOD REPORT

Nob Hill in Albuquerque, NM
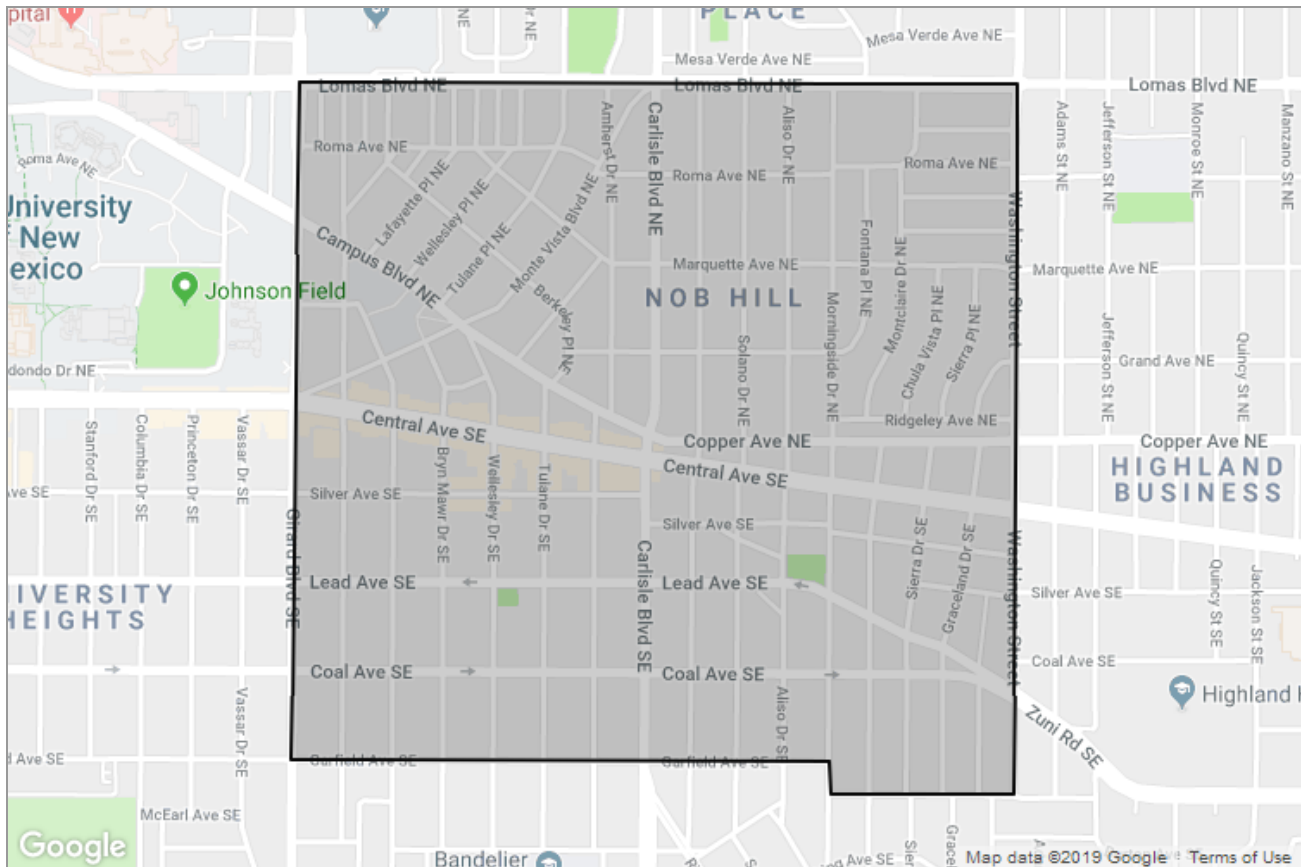
Presented by

Leigh-Jo Anzures | REALTOR®

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Neighborhood: Housing Stats and Charts

|	Nob Hill (Neighborhood)	Albuquerque	Bernalillo County	New Mexico	USA
Median Estimated Home Value	$292K	$216K	$218K	$214K	$242K
Estimated Home Value 12-Month Change	+7.8%	+3.8%	+3.7%	+3.9%	+6.1%
Median List Price	$336K	$210K	$200K	$170K	$100K
List Price 1-Month Change	-2.6%	0%	–	–	-0.1%
List Price 12-Month Change	+0.7%	+6.1%	+5.3%	+4.2%	+6.3%
Median Home Age	70	39	39	27	40
Own	58%	60%	63%	68%	64%
Rent	42%	40%	37%	32%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$195M	$780M	$102B
% Change in Permits for All Buildings	–	–	+4%	-3%	+2%
% Change in $ Value for All Buildings	–	–	+12%	+1%	+7%

Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.
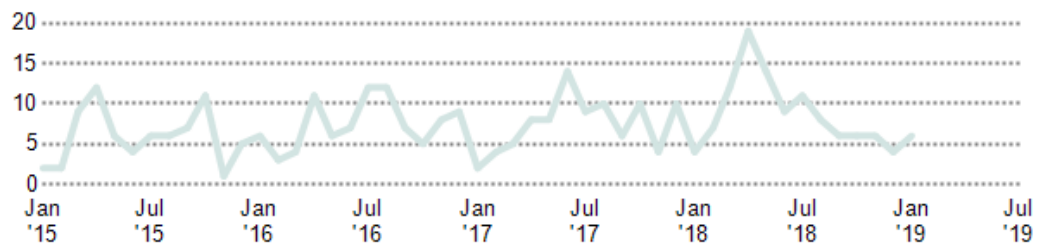
Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings
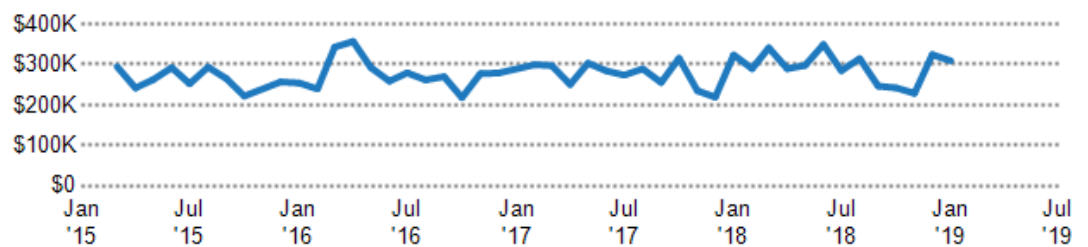
Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

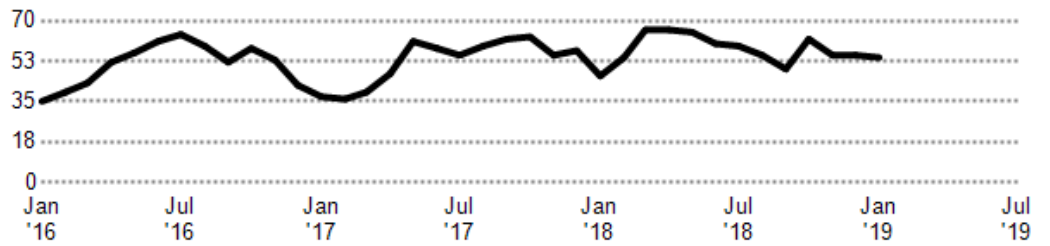Data Source: On- and off-market listings sources

Update Frequency: Monthly

- ■ Median List Price
- ■ Listing Volume

Median List Price

Listing Volume

3/1/2019
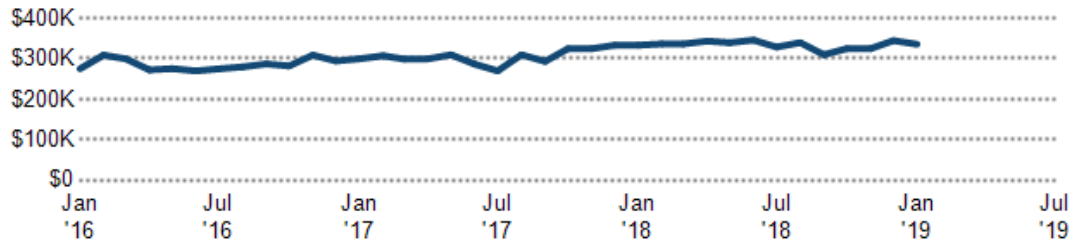
Neighborhood: People Stats and Charts

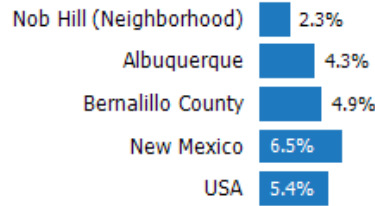|	Nob Hill (Neighborhood)	Albuquerque	Bernalillo County	New Mexico	USA
Population	4.65K	557K	675K	2.08M	321M
Population Density per Sq Mi	4.07K	2.97K	581	17.2	–
Population Change since 2010	+3.3%	+3.9%	+1.9%	+2.9%	+6.1%
Median Age	41	36	37	37	38
Male / Female Ratio	49%	49%	49%	50%	49%

Education Levels of Population

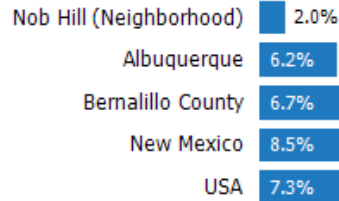This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2016
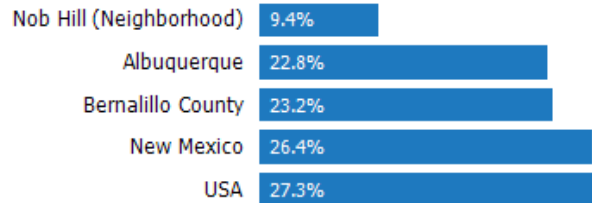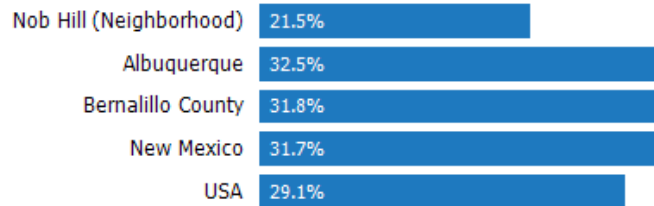
Update Frequency: Annually

Less Than 9th Grade

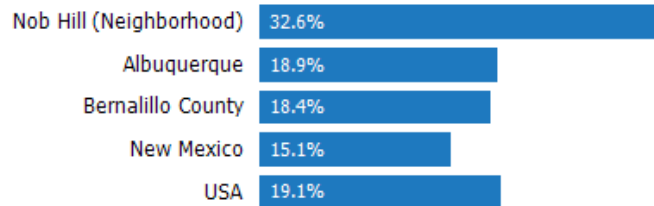|	
Nob Hill (Neighborhood)	2.3%
Albuquerque	4.3%
Bernalillo County	4.9%
New Mexico	6.5%
USA	5.4%

9-12th Grade/No Diploma

Nob Hill (Neighborhood)	2.0%
Albuquerque	6.2%
Bernalillo County	6.7%
New Mexico	8.5%
USA	7.3%

High School Graduate

Nob Hill (Neighborhood)	9.4%
Albuquerque	22.8%
Bernalillo County	23.2%
New Mexico	26.4%
USA	27.3%

Associate Degree

Nob Hill (Neighborhood)	21.5%
Albuquerque	32.5%
Bernalillo County	31.8%
New Mexico	31.7%
USA	29.1%

Bachelor's Degree

Nob Hill (Neighborhood)	32.6%
Albuquerque	18.9%
Bernalillo County	18.4%
New Mexico	15.1%
USA	19.1%

At Least a College Education

Nob Hill (Neighborhood)	64.8%
Albuquerque	34.3%
Bernalillo County	33.4%
New Mexico	26.9%
USA	30.9%

Grad/Professional Degree

Nob Hill (Neighborhood)	32.2%
Albuquerque	15.4%
Bernalillo County	15.1%
New Mexico	11.8%
USA	11.8%
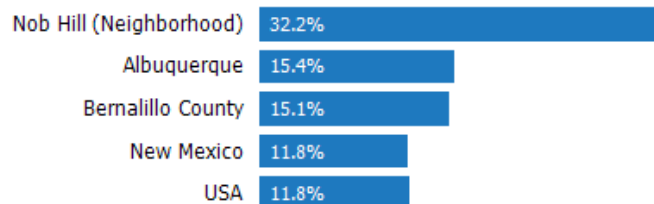
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Nob Hill

| Age Group	Value
Toddlers	79
Elementary School	213
Middle School	90
High School	123

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Nob Hill

Age Group	Value
18-20	111
21-24	314
25-34	966
35-54	1,137
55-64	892
65-74	520
75 or Older	205
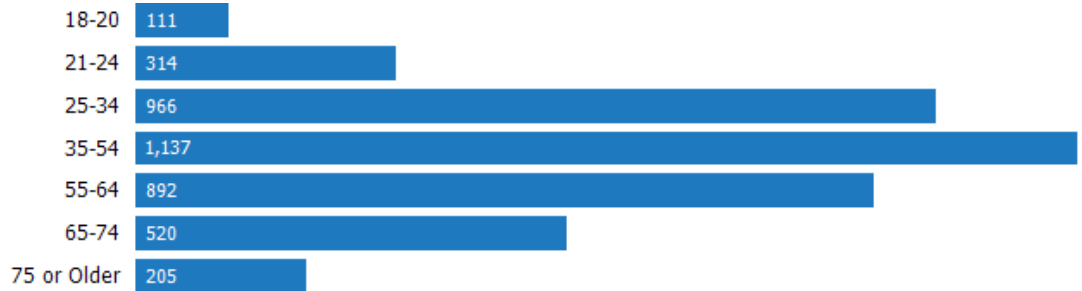
Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Nob Hill

Category	Value
Married with Children	139
Married without Children	580
Single with Children	147

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Nob Hill

Income Bracket	Value
>$150K	317
$125K-$150K	173
$100K-$125K	178
$75K-$100K	277
$50K-$75K	413
$35K-$50K	316
$25K-$35K	269
<$25K	349

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Category	Value
Votes Democrat	55.6%
Votes Republican	39.3%

Neighborhood: Economic Stats and Charts

	Nob Hill (Neighborhood)	Albuquerque	Bernalillo County	New Mexico	USA
Income Per Capita	$43,940	$28,229	$28,340	$25,257	$31,177
Median Household Income	$62,833	$49,878	$50,386	$46,718	$57,652
Unemployment Rate	–	4.3%	4.3%	4.8%	3.9%
Unemployment Number	–	12.3K	14.6K	46.1K	6.29M
Employment Number	–	275K	326K	915K	157M
Labor Force Number	–	287K	341K	961K	163M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics
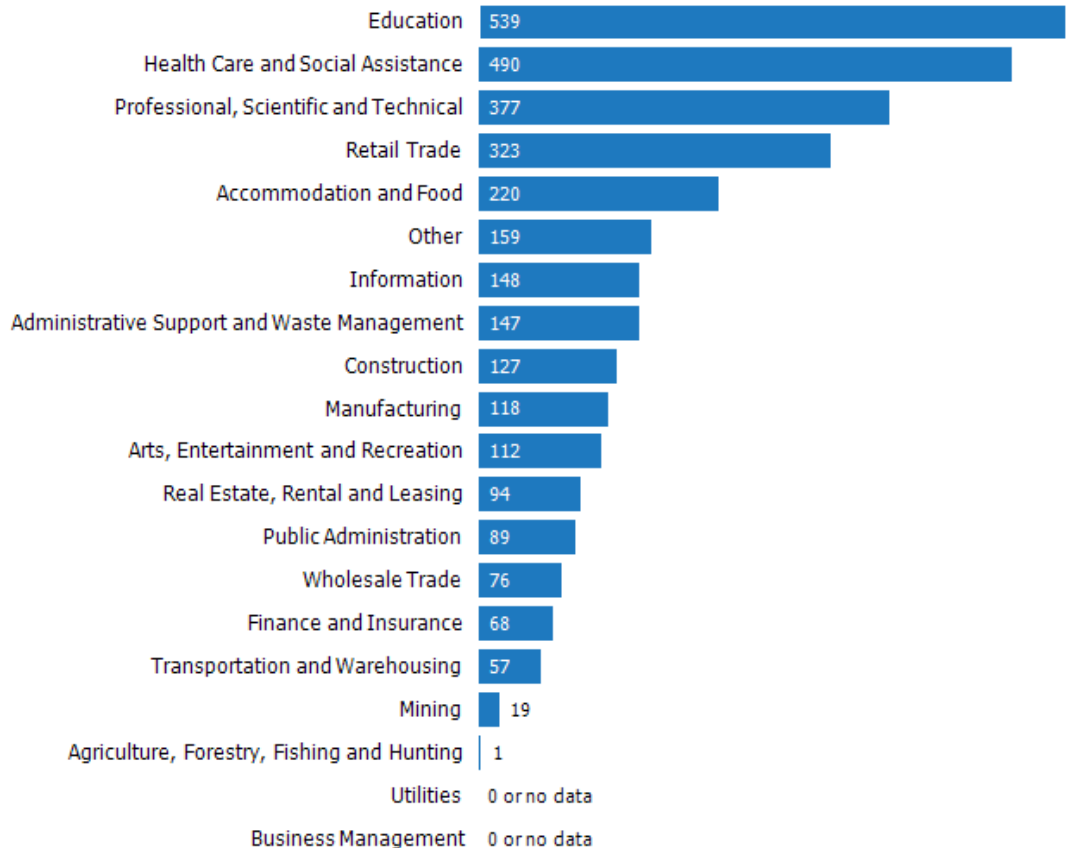Update Frequency: Monthly

- Albuquerque
- Bernalillo County
- New Mexico
- USA
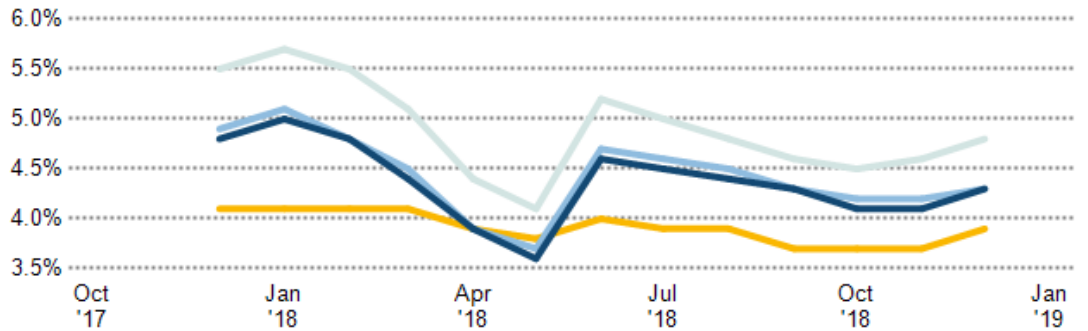
Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

- Nob Hill

Category	Value
Education	539
Health Care and Social Assistance	490
Professional, Scientific and Technical	377
Retail Trade	323
Accommodation and Food	220
Other	159
Information	148
Administrative Support and Waste Management	147
Construction	127
Manufacturing	118
Arts, Entertainment and Recreation	112
Real Estate, Rental and Leasing	94
Public Administration	89
Wholesale Trade	76
Finance and Insurance	68
Transportation and Warehousing	57
Mining	19
Agriculture, Forestry, Fishing and Hunting	1
Utilities	0 or no data
Business Management	0 or no data

3/1/2019

Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Nob Hill (Neighborhood)	Albuquerque	Bernalillo County	New Mexico	USA
Elevation (in feet)	2,255	2,269	2,380	2,323	–
Annual Rainfall (in inches)	8.5	8.79	10.93	14.56	–
Annual Snowfall (in inches)	9.05	13.59	22.71	21.69	–
Days of Full Sun (per year)	165	165	165	159	–
Travel Time to Work (in minutes)	–	21	22	22	26
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	1.76	–	–
Superfund Sites	0	1	4	21	2,370
Brownfield Sites	Yes	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ Nob Hill

<15 Minutes	47.7%
15-30 Minutes	39.4%
30-45 Minutes	10.7%
45-60 Minutes	0.4%
>1 Hour	1.9%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drove Alone/Carpool/Motorcycle	2,144
Bicycle	294
Walk	183
Work at Home	99
Public Transit	45

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

|	
Avg. January Min. Temp	20
Avg. January Max. Temp	45
Avg. July Min. Temp	65
Avg. July Max. Temp	95

3/1/2019

Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.
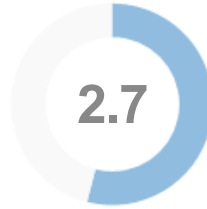
Data Source: Maponics
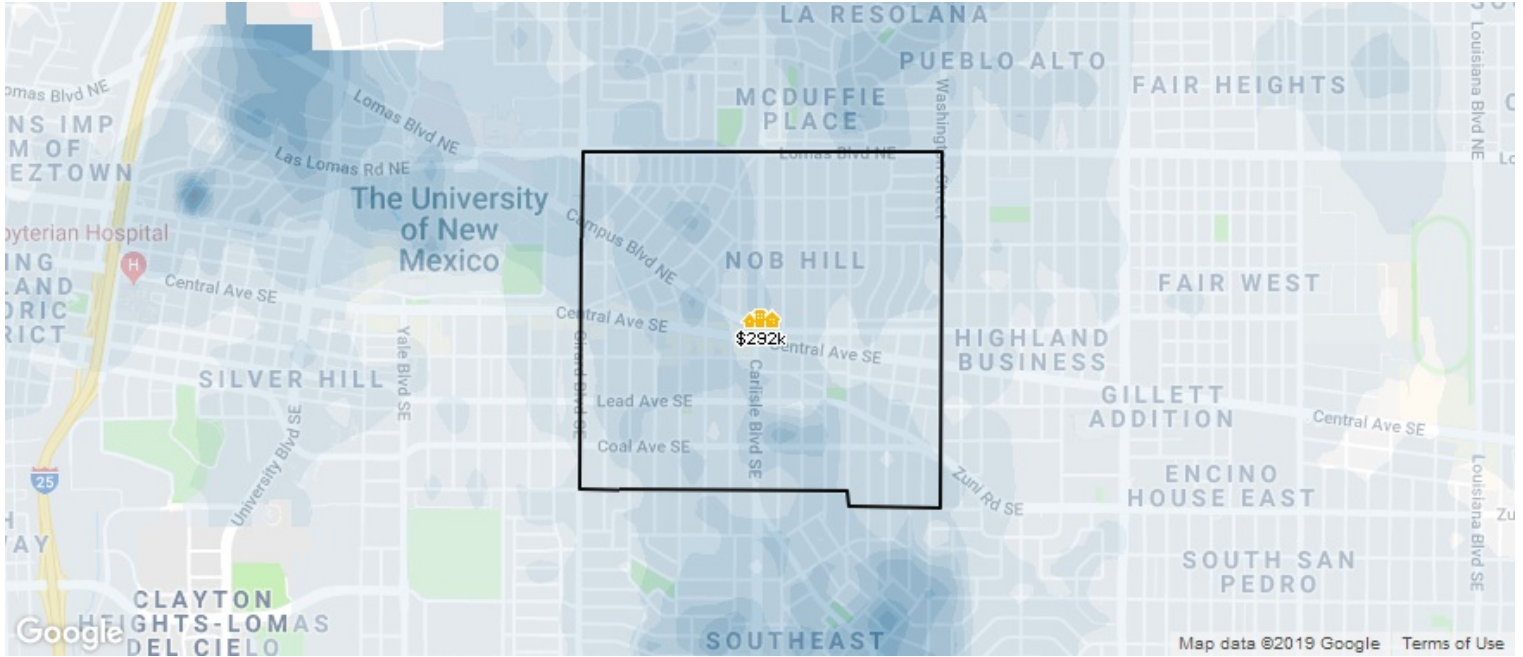
Update Frequency: Quarterly

Overall Score

2.7

Amenity Score

2.7

Leisure Score

3.4
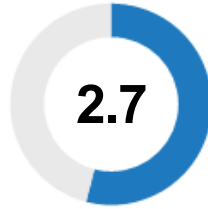
Nob Hill in Albuquerque, NM

Market Snapshot: Estimated Home Values

$292k

| <$100k | $450k | $20m |

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over **Last Month**	Change Over **Last Quarter**	Change Over **Last 12 Months**	Change Over **Last 24 Months**
$292K Updated: 1/31/2019	↑ 0.34%	↑ 0.34%	↑ 7.8%	↑ 13.89%

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Nob Hill in Albuquerque, NM

Market Snapshot: 12-Month Change in Estimated Value


-15%   2.5%   +20%
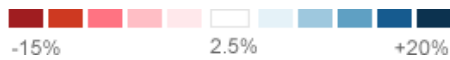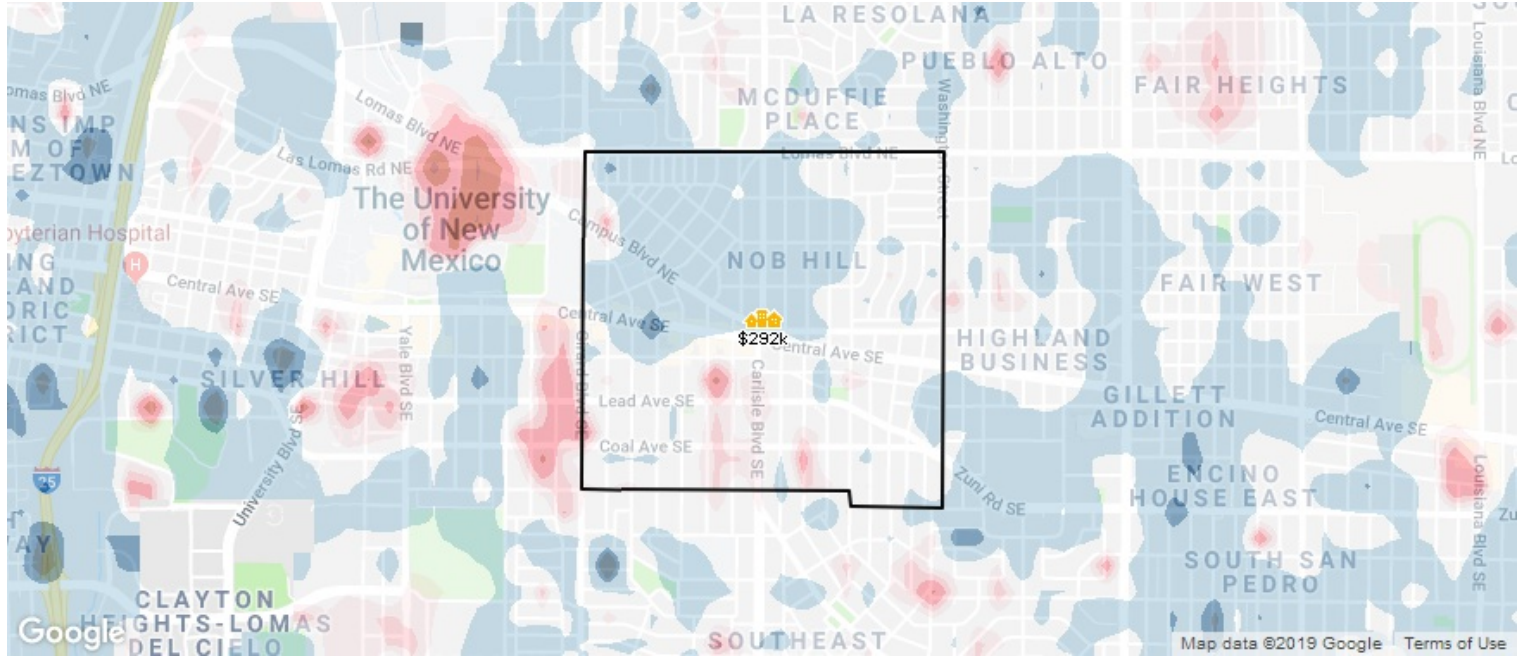
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$292K Updated: 1/31/2019	↑ **7.8%**	↑ **13.89%**	↑ **13.18%**

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*
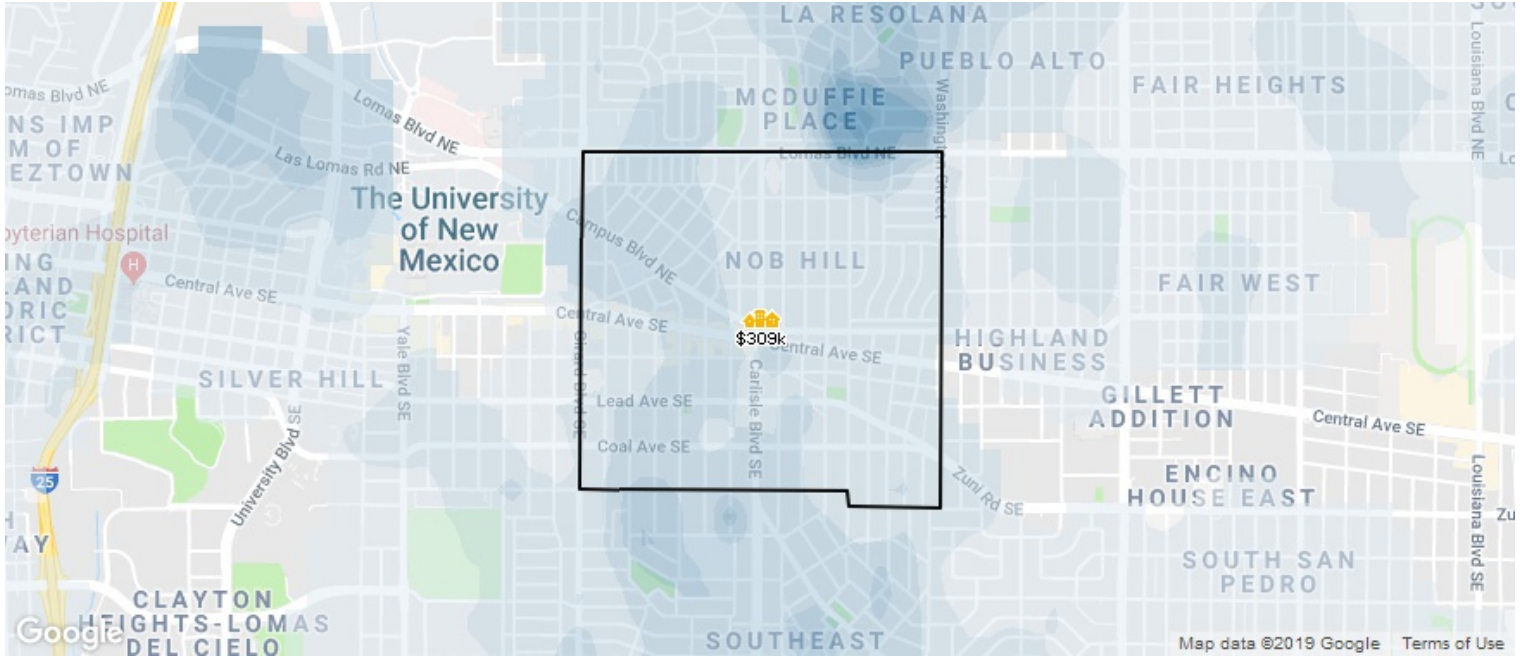
Nob Hill in Albuquerque, NM

Market Snapshot: Concentration of Distressed Properties

Low | High
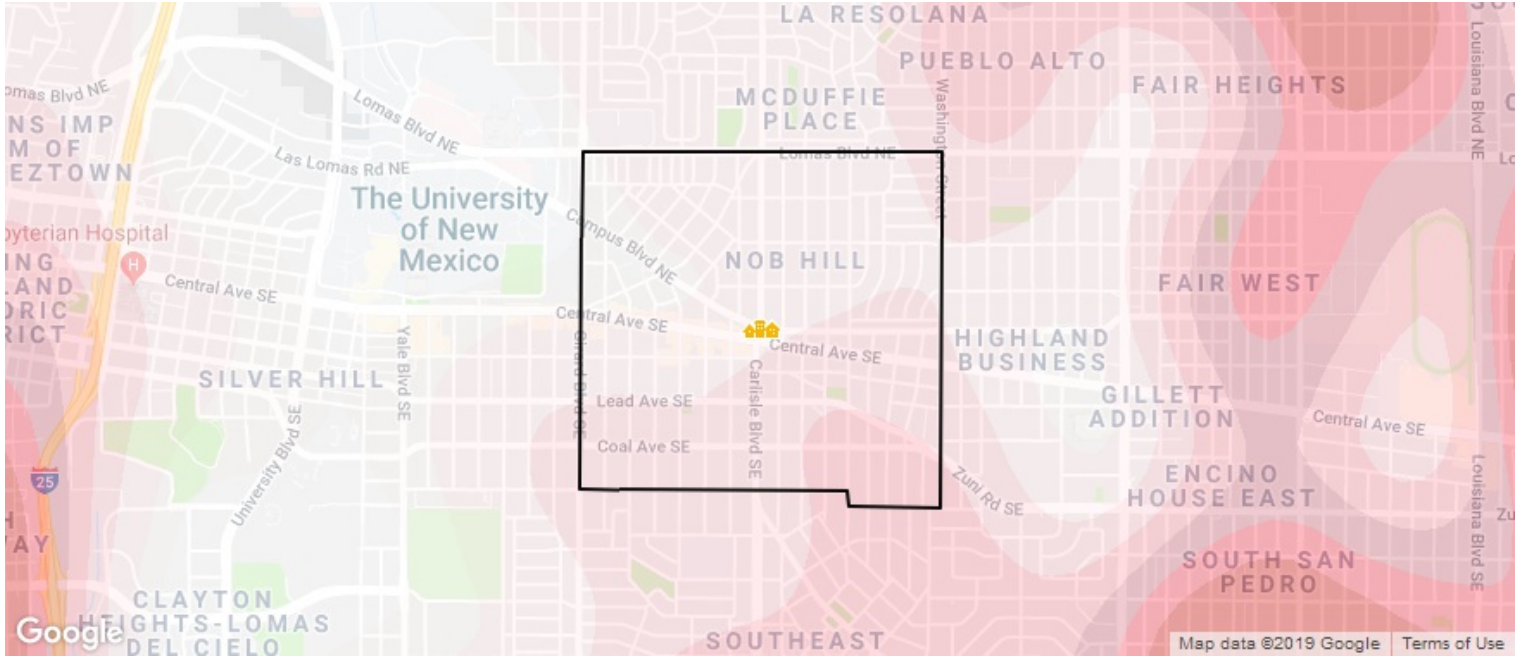
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

3/1/2019

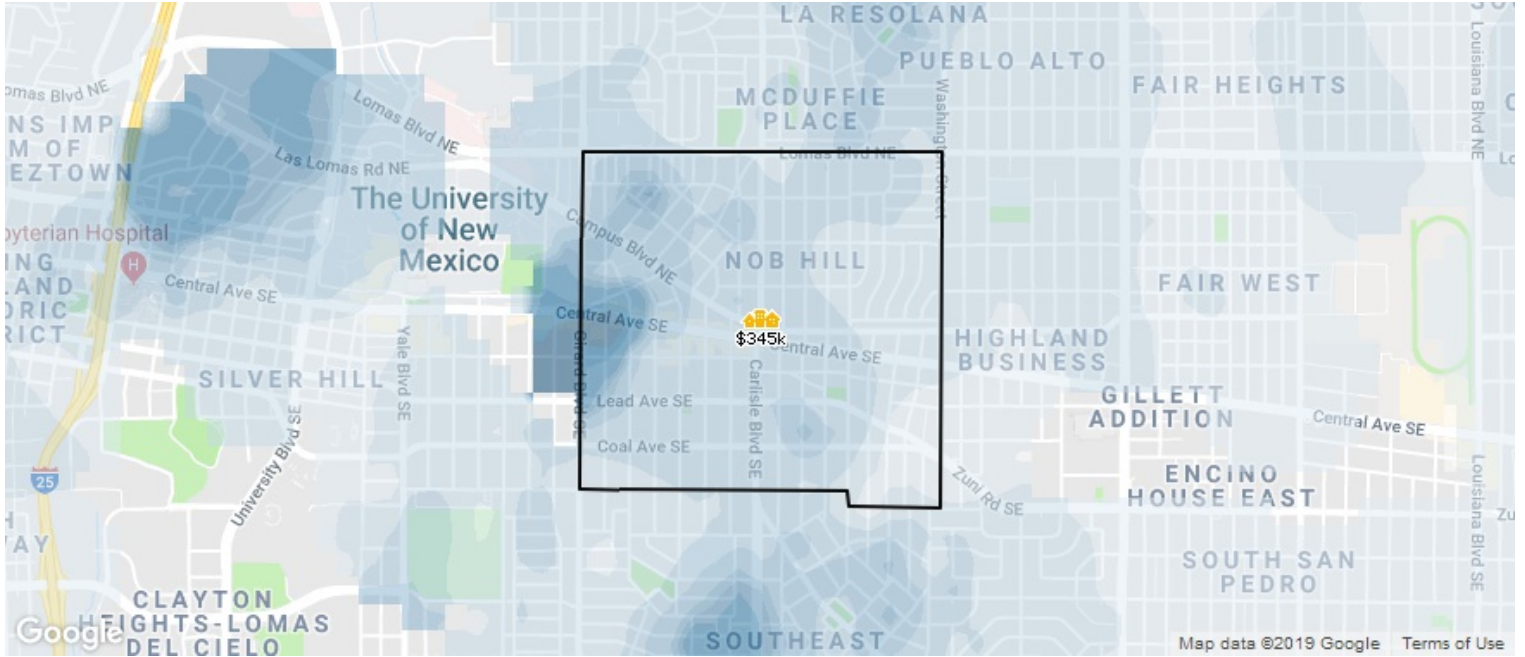# Nob Hill in Albuquerque, NM

Market Snapshot: Sales Price

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$309K Updated: 1/31/2019	⬇ **4.73%**	⬇ **4.73%**	⬇ **4.51%**	⬆ **10.11%**

*About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.*

Nob Hill in Albuquerque, NM

Market Snapshot: List Price

$345k

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<$100k $500k   >$5m

Median List Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$345K Updated: 1/31/2019	⬇ 3.5%	⬇ 3.5%	⬆ 2.07%	⬆ 13.32%

*About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.*

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