

Greater Albuquerque Area Monthly Housing Trends - 2012 vs. 2013

Class R1 (Existing Single-Family Detached) and Class R2 (Existing Condo/Townhome Attached) homes

Data on this page was obtained from the Monthly Market Reports pulled from the MLS on the 5th of each month.

Month	Average \$, 2012	Average \$, 2013	Median \$, 2012	Median \$, 2013	Interest Rate '12	Interest Rate '13	Sales 2012	Sales 2013	Pending 2012	Pending 2013	New 2012	New 2013
JANUARY												
Class R1	\$194,352	\$186,051	\$165,000	\$158,000	4.24%	3.70%	411	480	836	969	1,119	1,247
Class R2	\$135,091	\$131,890	\$136,000	\$120,000			<u>37</u>	<u>51</u>	<u>79</u>	<u>84</u>	<u>105</u>	<u>107</u>
							448	531	458	1,053	1,224	1,354
FEBRUARY												
Class R1	\$195,165	\$203,514	\$161,500	\$168,500	4.21%	3.84%	506	542	928	913	978	1,095
Class R2	\$122,902	\$132,833	\$113,000	\$127,000			<u>47</u>	<u>54</u>	<u>85</u>	<u>83</u>	<u>120</u>	<u>106</u>
							553	596	1,013	996	1,098	1,201
MARCH												
Class R1	\$189,676	\$202,605	\$159,000	\$175,000	4.28%	3.82%	596	672	1,021	1,108	1,175	1,388
Class R2	\$150,816	\$147,025	\$135,450	\$135,000			<u>56</u>	<u>59</u>	<u>88</u>	<u>109</u>	<u>111</u>	<u>149</u>
							652	731	1,109	1,217	1,286	1,537
APRIL												
Class R1	\$211,186	\$197,908	\$174,775	\$168,000	4.21%	3.70%	604	729	1,034	1,280	1,328	1,519
Class R2	\$136,706	\$142,697	\$135,000	\$126,750			<u>65</u>	<u>72</u>	<u>87</u>	<u>107</u>	<u>132</u>	<u>144</u>
							669	801	1,121	1,387	1,460	1,663
MAY												
Class R1	\$211,213	\$211,505	\$175,000	\$174,900	4.10%	3.78%	737	903	997	1,250	1,305	1,581
Class R2	\$149,604	\$145,728	\$149,650	\$139,750			<u>85</u>	<u>84</u>	<u>78</u>	<u>120</u>	<u>119</u>	<u>151</u>
							822	987	1,075	1,370	1,424	1,732
JUNE												
Class R1	\$207,679	\$212,456	\$172,700	\$172,000	3.99%	4.27%	685	859	1,047	1,158	1,357	1,588
Class R2	\$131,333	\$147,401	\$125,000	\$144,750			<u>39</u>	<u>94</u>	<u>97</u>	<u>102</u>	<u>117</u>	<u>137</u>
							724	953	1,144	1,260	1,474	1,725
JULY												
Class R1	\$210,685	\$222,505	\$175,000	\$182,000	3.90%	4.60%	719	939	1,057	1,158	1,248	1,578
Class R2	\$142,542	\$139,787	\$149,500	\$129,900			<u>55</u>	<u>107</u>	<u>79</u>	<u>115</u>	<u>111</u>	<u>156</u>
							774	1,046	1,136	1,273	1,359	1,734
AUGUST												
Class R1	\$201,833	\$223,533	\$165,000	\$182,500	3.90%	4.64%	731	857	1,027	1,011	1,368	1,429
Class R2	\$131,744	\$129,882	\$125,000	\$126,500			<u>86</u>	<u>84</u>	<u>101</u>	<u>112</u>	<u>137</u>	<u>152</u>
							817	941	1,128	1,123	1,505	1,581
SEPTEMBER												
Class R1	\$203,016	\$212,307	\$172,000	\$177,500	3.80%	4.67%	653	769	884	889	1,095	1,213
Class R2	\$144,878	\$139,424	\$134,000	\$128,000			<u>61</u>	<u>73</u>	<u>74</u>	<u>58</u>	<u>116</u>	<u>108</u>
							714	842	958	947	1,211	1,321
OCTOBER												
Class R1	\$202,827	\$208,152	\$166,300	\$166,000	3.72%	4.41%	673	723	900	762	1,178	1,249
Class R2	\$136,820	\$150,922	\$132,000	\$141,250			<u>59</u>	<u>66</u>	<u>80</u>	<u>82</u>	<u>127</u>	<u>136</u>
							732	789	980	844	1,305	1,385
NOVEMBER												
Class R1	\$204,653	\$207,986	\$165,000	\$170,000	3.66%	4.37%	552	566	779	729	914	1,091
Class R2	\$150,675	\$149,266	\$146,188	\$150,000			<u>52</u>	<u>51</u>	<u>72</u>	<u>53</u>	<u>85</u>	<u>96</u>
							604	617	851	782	999	1,187
DECEMBER												
Class R1	\$211,191	\$219,909	\$169,500	\$185,000	3.62%	4.54%	607	655	720	632	799	903
Class R2	\$134,415	\$145,313	\$125,000	\$136,500			<u>54</u>	<u>58</u>	<u>70</u>	<u>64</u>	<u>85</u>	<u>104</u>
							661	713	790	696	884	1,007

Class R1 Active Listings as of 01/22/2013: 3,616
 Class R2 Active Listings as of 01/22/2013: 399
Class R1 & R2 Actives as of 01/22/2013: 4,015

Class R1 Active Listings as of 01/22/2014: 3,927
 Class R2 Active Listings as of 01/22/2014: 384
Class R1 & R2 Actives as of 01/22/2014: 4,311

Interest Rate Data obtained from HSH.com, based on a 30 Year Fixed rate mortgage.

Sold & Closed Existing Single-Family Homes

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

Data on this page obtained from the Monthly Market Reports published by SWMLS.

	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
January	399	376	420	536	598	533	712	840	744	472	351	392	402	448	531
February	488	431	482	566	627	674	808	949	820	592	376	424	450	553	596
March	632	680	674	653	799	833	919	1,226	1,083	692	516	704	629	652	731
April	568	545	723	726	848	921	1,029	1,105	988	708	594	757	604	669	801
May	663	634	837	791	938	1,029	1,300	1,301	1,129	746	617	834	689	822	987
June	685	677	714	859	982	1,157	1,295	1,248	1,114	823	722	798	719	724	953
July	717	664	864	878	1,110	1,131	1,339	1,239	1,116	773	829	604	678	774	1,046
August	729	701	791	906	1,054	1,146	1,388	1,250	934	683	686	556	696	817	941
September	619	575	662	747	986	1,022	1,319	1,090	798	666	744	526	566	714	842
October	552	582	671	798	864	1,001	1,169	1,032	758	570	817	513	612	732	789
November	517	521	594	727	679	900	1,130	935	620	455	716	518	532	604	617
December	508	354	557	684	731	916	1,040	877	567	464	592	555	575	661	713
TOTALS	7,077	6,740	7,989	8,871	10,216	11,263	13,448	13,092	10,671	7,644	7,560	7,181	7,152	8,170	9,547

Total Year-To-Date Sales for 2012*: 8,399

Total Year-To-Date Sales for 2013*: 9,741

Total Sales 2012 vs 2013: 1,342 More Sales (+15.98 %)

*The Year-To-Date sales data obtained on January 22, 2014 will differ from the monthly totals due to entry of sales after the monthly data has been obtained.

Listing Inventory for Greater Albuquerque Area

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

Data on this page obtained from the Monthly Market Reports published by SWMLS.

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
January	3,996	3,440	2,839	2,267	2,198	4,191	6,076	5,925	5,332	5,296	4,163	4,007
February	3,823	3,569	2,905	2,156	2,302	4,465	6,147	6,037	5,518	5,334	4,089	4,062
March	3,901	3,719	2,859	2,276	2,558	4,881	6,434	5,995	5,717	5,444	4,117	4,227
April	4,211	3,506	2,822	2,099	2,678	5,428	6,555	6,054	5,651	5,511	4,239	4,372
May	4,178	3,538	3,000	2,206	3,180	5,729	6,873	6,082	6,045	5,625	4,415	4,531
June	4,267	3,561	3,094	2,243	3,602	6,106	7,074	6,114	6,346	5,552	4,528	4,795
July	4,280	3,597	3,028	2,377	4,031	6,404	7,082	6,128	6,471	5,636	4,580	4,910
August	4,186	3,535	2,984	2,350	4,407	6,675	7,065	5,902	6,408	5,511	4,534	5,007
September	4,016	3,368	2,837	2,319	4,695	6,718	6,856	5,754	6,376	5,249	4,518	5,035
October	3,837	3,393	2,668	2,298	4,618	6,708	6,617	5,528	6,099	4,977	4,520	4,868
November	3,697	2,845	2,572	2,263	4,363	6,534	6,349	5,413	5,684	4,643	4,322	4,657
December	3,638	2,993	2,448	2,211	4,098	6,066	5,821	5,176	5,320	4,216	3,980	4,232

Housing Activity Report by Area

Class R1 - Existing Single-Family Detached by Area

		2010		2011		2012		2013	
		Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price
10	Sandia Heights	59	\$414,436	76	\$429,186	69	\$423,921	75	\$394,493
20	North Albuquerque Acres	95	\$571,502	101	\$545,683	115	\$514,486	119	\$547,183
21	Albuquerque Acres West	160	\$329,623	130	\$335,606	205	\$326,293	202	\$349,240
30	Far NE Heights	323	\$284,344	347	\$275,001	355	\$283,294	460	\$289,954
31	Foothills North	79	\$559,317	69	\$430,506	96	\$512,142	104	\$544,024
32	Academy West	116	\$221,170	120	\$204,235	134	\$196,120	153	\$201,689
40	UNM	141	\$266,390	142	\$251,863	181	\$262,744	198	\$259,856
41	Uptown	216	\$171,285	205	\$152,239	252	\$156,313	304	\$162,985
42	UNM South	125	\$211,784	127	\$204,217	133	\$198,032	167	\$213,804
50	NE Heights	476	\$163,502	517	\$156,560	592	\$149,665	607	\$157,303
51	Foothills South	121	\$295,151	99	\$266,675	148	\$269,899	143	\$280,427
60	Four Hills	55	\$295,395	51	\$288,303	61	\$274,480	65	\$297,649
70	Fairgrounds	87	\$149,493	91	\$136,784	91	\$130,381	126	\$138,849
71	Southeast Heights	121	\$187,180	119	\$166,051	163	\$180,094	163	\$186,282
72	Mesa Del Sol	0	N/A	0	N/A	1	\$278,294	5	\$247,783
80	Downtown	116	\$187,209	112	\$183,541	120	\$204,087	133	\$211,424
90	Near South Valley	99	\$118,884	109	\$95,400	130	\$95,270	141	\$96,567
91	Valley Farms	71	\$157,197	67	\$146,367	83	\$146,102	72	\$187,677
92	Southwest Heights	525	\$124,214	557	\$113,666	649	\$107,589	697	\$110,980
93	Pajarito	16	\$154,895	4	\$90,050	8	\$137,375	15	\$129,598
100	North Valley	146	\$297,045	116	\$357,601	135	\$332,832	166	\$352,682
101	Near North Valley	154	\$234,152	146	\$235,099	149	\$230,918	179	\$257,436
102	Far North Valley	17	\$300,809	18	\$322,203	27	\$341,443	13	\$216,546
103	West River Valley	26	\$439,162	18	\$340,928	14	\$375,082	20	\$375,939
110	Northwest Heights	340	\$219,309	359	\$193,284	408	\$207,443	461	\$215,499

111	Ladera Heights	301	\$154,522	308	\$144,347	384	\$141,114	379	\$149,406
112	Canoncito	0	N/A	0	N/A	2	\$60,500	1	\$250,000
120	Paradise West	434	\$177,183	418	\$165,101	396	\$164,679	464	\$177,595
121	Paradise East	256	\$212,224	256	\$194,335	291	\$200,116	340	\$211,665
130	Corrales	75	\$460,211	84	\$430,598	98	\$420,290	113	\$516,943
140	Rio Rancho South	180	\$215,533	184	\$195,353	224	\$210,259	273	\$210,791
141	Rio Rancho Southwes	6	\$165,435	1	\$145,000	3	\$121,843	7	\$108,600
150	Rio Rancho Mid	381	\$169,496	449	\$167,546	430	\$168,264	561	\$170,324
151	Rio Rancho Mid-North	175	\$238,063	166	\$226,157	177	\$223,529	225	\$233,081
152	Rio Rancho Mid-West	24	\$125,602	35	\$124,011	33	\$110,092	52	\$105,903
160	Rio Rancho North	173	\$204,513	173	\$191,926	159	\$202,538	199	\$194,973
161	Rio Rancho Central	243	\$148,637	208	\$136,554	236	\$134,860	372	\$136,334
162	Rio Rancho Northwest	0	N/A	1	\$100,000	0	N/A	1	\$81,383
170	Bernalillo/Algodones	70	\$250,756	69	\$211,805	94	\$244,841	90	\$244,028
180	Placitas	67	\$432,706	64	\$434,715	79	\$388,714	83	\$410,793
210-293	East Mountain Area	281	\$250,694	287	\$229,747	336	\$241,607	377	\$231,272
690-760	Valencia County	381	\$161,502	372	\$135,929	411	\$142,011	539	\$140,638

YEAR-END AVERAGE RESIDENTIAL HOME SALES PRICE

Class R1 - Single Family Detached, Greater Albuquerque Area

Data on this page obtained from the Annual Market Reports published by SWMLS.

Year	Average Price	Change in Avg. Price From Previous Year	Change in % From Previous Year
1985	\$85,700	+\$4,500	+5.54%
1986	\$91,500	+\$5,800	+6.77%
1987	\$97,000	+\$5,500	+6.01%
1988	\$95,000	-\$2,000	-2.06%
1989	\$96,600	+\$1,600	+1.68%
1990	\$99,600	+\$3,000	+3.11%
1991	\$102,700	+\$3,100	+3.11%
1992	\$107,700	+\$5,000	+4.87%
1993	\$117,800	+\$10,100	+9.38%
1994	\$126,100	+\$8,300	+7.05%
1995	\$134,200	+\$8,100	+6.42%
1996	\$138,653	+\$4,453	+3.32%
1997	\$144,871	+\$6,218	+4.48%
1998	\$147,720	+\$2,849	+1.97%
1999	\$150,264	+\$2,544	+1.72%
2000	\$150,023	-\$241	-0.16%
2001	\$152,399	+\$2,376	+1.58%
2002	\$158,717	+\$6,318	+4.15%
2003	\$166,703	+\$7,986	+5.03%
2004	\$182,490	+\$15,787	+9.47%
2005	\$204,502	+\$22,012	+12.06%
2006	\$227,833	+\$23,331	+11.41%
2007	\$243,089	+\$15,256	+6.70%
2008	\$232,626	-\$10,463	-4.30%
2009	\$214,662	-\$17,964	-7.72%
2010	\$215,989	+\$1,327	+0.62%
2011	\$201,176	-\$14,813	-6.86%
2012	\$204,513	+3,337	+1.66%
2013	\$210,488	+5,975	+2.92%

2012 vs. 2013 RECAP for Greater Albuquerque Area

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

Class R1	2012	2013	Change '12 vs. '13	% of Change
Average Price:	\$204,513	\$210,488	\$5,975	2.92%
Median Price:	\$169,000	\$174,900	\$5,900	3.49%
Total Sold & Closed:	7,672	8,864	1,192	15.54%
Total Dollar Volume:	\$1,569,027,168	\$1,865,764,241	\$296,737,073	18.91%

Class R2	2012	2013	Change '12 vs. '13	% of Change
Average Price:	\$139,377	\$142,579	\$3,202	2.30%
Median Price:	\$134,000	\$134,900	\$900	0.67%
Total Sold & Closed:	715	877	162	22.66%
Total Dollar Volume:	\$99,654,429	\$125,041,625	\$25,387,196	25.48%

Class R1 & R2	2012	2013	Change '12 vs. '13	% of Change
Average Price:	\$198,960	\$204,374	\$5,414	2.72%
Median Price:	\$165,000	\$169,983	\$4,983	3.02%
Total Sold & Closed:	8,387	9,741	1,354	16.14%
Total Dollar Volume:	\$1,668,681,597	\$1,990,805,866	\$322,124,269	19.30%

Statistics compiled for Home Sales Report pulled 01/22/13 and 1/22/14.
 Actual Year-To-Date Sales Data for 2012 & 2013 for Class R1 & R2.

2013 Recap by Market Areas

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

All MLS Areas

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$209,585	Average Price:	\$142,188	Average Price:	\$203,544
Median Price:	\$173,000	Median Price:	\$134,000	Median Price:	\$168,600
Total Sold & Closed:	9,050	Total Sold & Closed:	891	Total Sold & Closed:	9,941
Total Dollar Volume:	\$1,896,745,537	Total Dollar Volume:	\$126,689,175	Total Dollar Volume:	\$2,023,434,712

Areas 10-293, 690-760 (Greater Albuquerque Market Area)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$210,488	Average Price:	\$142,579	Average Price:	\$204,374
Median Price:	\$174,900	Median Price:	\$134,900	Median Price:	\$169,983
Total Sold & Closed:	8,864	Total Sold & Closed:	877	Total Sold & Closed:	9,741
Total Dollar Volume:	\$1,865,764,241	Total Dollar Volume:	\$125,041,625	Total Dollar Volume:	\$1,990,805,866

Areas 10-121 (City of Albuquerque)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$215,488	Average Price:	\$148,136	Average Price:	\$207,884
Median Price:	\$177,000	Median Price:	\$138,000	Median Price:	\$172,245
Total Sold & Closed:	5,972	Total Sold & Closed:	760	Total Sold & Closed:	6,732
Total Dollar Volume:	\$1,286,893,081	Total Dollar Volume:	\$112,583,699	Total Dollar Volume:	\$1,399,476,780

Areas 140-162 (Rio Rancho)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$178,346	Average Price:	\$113,632	Average Price:	\$175,212
Median Price:	\$157,472	Median Price:	\$116,000	Median Price:	\$155,000
Total Sold & Closed:	1,690	Total Sold & Closed:	86	Total Sold & Closed:	1,776
Total Dollar Volume:	\$301,404,955	Total Dollar Volume:	\$9,772,389	Total Dollar Volume:	\$311,177,344

Areas 210-293 (East Mountains and Estancia Basin)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$231,272	Average Price:	N/A	Average Price:	\$231,272
Median Price:	\$212,000	Median Price:	N/A	Median Price:	\$212,000
Total Sold & Closed:	377	Total Sold & Closed:	N/A	Total Sold & Closed:	377
Total Dollar Volume:	\$87,189,569	Total Dollar Volume:	N/A	Total Dollar Volume:	\$87,189,569

Areas 690-760 (Bosque Farms, Los Lunas, Valencia County)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$140,638	Average Price:	\$85,861	Average Price:	\$138,117
Median Price:	\$125,000	Median Price:	\$91,299	Median Price:	\$121,000
Total Sold & Closed:	539	Total Sold & Closed:	26	Total Sold & Closed:	565
Total Dollar Volume:	\$75,803,766	Total Dollar Volume:	\$2,232,387	Total Dollar Volume:	\$78,036,153

2013 RECAP - Time on Market & Financing Types

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

All MLS Areas			Greater Albuquerque Area		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	3,701	335	0 - 30	3,669	333
31 - 60	1,821	184	31 - 60	1,783	181
61 - 90	1,183	126	61 - 90	1,154	126
91 - 120	825	85	91 - 120	804	83
121 +	1,520	161	121 +	1,454	154
TOTALS:	9,050	891	TOTALS:	8,864	877

Areas 10-121 (Albuquerque)			Areas 140-162 (Rio Rancho)		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	2,707	296	0 - 30	606	27
31 - 60	1,185	153	31 - 60	390	20
61 - 90	723	107	61 - 90	246	12
91 - 120	536	71	91 - 120	166	12
121 +	821	133	121 +	282	15
TOTALS:	5,972	760	TOTALS:	1,690	86

Areas 210-293 (East Mountain)			Areas 690-760 (Valencia County)		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	108	0	0 - 30	165	8
31 - 60	58	0	31 - 60	97	8
61 - 90	52	0	61 - 90	79	5
91 - 120	39	0	91 - 120	57	0
121 +	120	0	121 +	141	5
TOTALS:	377	0	TOTALS:	539	26

All MLS Areas

Type of Financing for Sold Units

Financing	Class R1	Class R2
Assumption	3	0
Cash	1,964	295
Conventional	3,790	368
FHA	2,178	158
Lease Purchase	8	1
Other	11	0
Owner Finance	74	12
REC	223	17
Trade Exchange	1	0
VA	798	40
TOTALS:	9,050	891

Explanation of Adjusted Sales Figures

The following two pages consist of data that was pulled on January 22, 2014. All numbers represented have been adjusted to include sales information that was not available at the time the monthly sales reports were generated.

When a monthly, quarterly, or yearly sales report is generated and published by GAAR, the numbers on the report are pulled from the MLS system at a certain point in time. Great care is taken to get the most accurate data at the time the numbers are pulled from the MLS system. However, there are sales that are reported to the MLS system after the monthly, quarterly, and yearly statistical reports are published. The purpose of the next two pages is to give an updated look at past sales data, accounting for those sales that were not included in the original sales reports.

While adjusted sales figures are being reported on the following two pages, the information preceding this page is a compilation of the data captured from the historical reports. There is tremendous value in maintaining the data that was captured in the historical reports for the purposes of comparison and is the basis for statistical comparability.

Adjusted Year-To-Date Monthly Sales

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

Total Sales 2012 vs 2013: 1,342 More Sales (+15.98 %)

Total Sales for 2012: 8,399

Total Sales for 2013: 9,741

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
January	423	473	577	666	610	726	862	756	512	378	408	414	458	551
February	475	537	658	682	743	851	974	839	646	401	445	463	571	622
March	763	727	723	817	946	1,122	1,289	1,107	749	546	752	660	671	745
April	583	767	812	888	1,054	1,100	1,144	997	796	630	792	618	675	814
May	676	868	950	990	1,128	1,340	1,329	1,157	795	652	863	712	857	1,003
June	787	859	942	1,044	1,204	1,394	1,379	1,138	862	769	830	757	743	976
July	736	885	918	1,168	1,182	1,366	1,267	1,133	831	871	624	687	792	1,060
August	789	917	990	1,091	1,185	1,436	1,306	1,003	713	738	577	727	844	963
September	692	690	807	998	1,045	1,382	1,120	808	693	780	552	583	728	847
October	652	754	819	921	1,019	1,204	1,061	796	605	859	534	623	754	808
November	604	681	770	709	937	1,179	966	663	474	735	530	549	624	628
December	561	616	715	815	972	1,083	896	596	498	609	579	580	682	724
TOTALS	7,741	8,774	9,681	10,789	12,025	14,183	13,593	10,993	8,174	7,968	7,486	7,376	8,399	9,741

Data on this page obtained from MLS on 1/22/14.

Adjusted Total Sales History

Class R1(Single Family Detached) & Class R2 (Condo/Townhome Attached) Greater Albuquerque Area

	Class R1	Class R2	Class R1 & R2
2013 Total Sales	8,864	877	9,741
Average Price	\$210,488	\$142,579	\$204,374
Median Price	\$174,900	\$134,900	\$169,983
2012 Total Sales	7,680	719	8,399
Average Price	\$204,504	\$139,487	\$198,939
Median Price	\$169,007	\$134,000	\$165,000
2011 Total Sales	6,777	599	7,376
Average Price	\$201,234	\$138,728	\$196,158
Median Price	\$167,000	\$135,000	\$164,000
2010 Total Sales	6,732	754	7,486
Average Price	\$216,008	\$147,533	\$209,111
Median Price	\$179,000	\$141,000	\$175,000
2009 Total Sales	7,176	792	7,968
Average Price	\$214,972	\$153,387	\$208,850
Median Price	\$180,000	\$144,900	\$175,000
2008 Total Sales	7,337	837	8,174
Average Price	\$232,668	\$162,802	\$225,514
Median Price	\$192,000	\$154,000	\$187,000
2007 Total Sales	9,898	1,095	10,993
Average Price	\$243,228	\$161,199	\$235,057
Median Price	\$198,477	\$149,000	\$192,500
2006 Total Sales	12,201	1,392	13,593
Average Price	\$228,671	\$150,977	\$220,715
Median Price	\$188,900	\$138,000	\$182,900
2005 Total Sales	12,796	1,387	14,183
Average Price	\$205,731	\$130,583	\$198,382
Median Price	\$166,500	\$118,000	\$162,000
2004 Total Sales	10,773	1,252	12,025
Average Price	\$182,589	\$115,854	\$175,641
Median Price	\$148,000	\$109,900	\$143,250
2003 Total Sales	9,757	1,032	10,789
Average Price	\$168,893	\$110,041	\$163,263
Median Price	\$140,000	\$105,000	\$137,000