

Quarterly market

REPORT

2nd QTR 2014

Quarterly Highlights

- The average and median sale prices of single-family detached homes both increased 4% from 2nd Quarter 2013.
- 2nd Quarter 2014 homes sales softened from the same period last year (-6.85%) but housing inventory continues to grow (+10.91%).

New Listings	Closed Sales	Average Sale \$
2nd QTR 2014 Detached: 5,196 Attached: 484	2nd QTR 2014 Detached: 2,353 Attached: 211	2nd QTR 2014 Detached: \$216,974 Attached: \$145,084
2nd QTR 2013 Detached: 4,685 Attached: 434	2nd QTR 2013 Detached: 2,526 Attached: 256	2nd QTR 2013 Detached: \$207,491 Attached: \$146,587
% Change (Detached) +10.91%	% Change (Detached) -6.85%	% Change (Detached) +4.57%



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2nd QTR 2014 & 2013 RECAP for Greater Albuquerque Areas

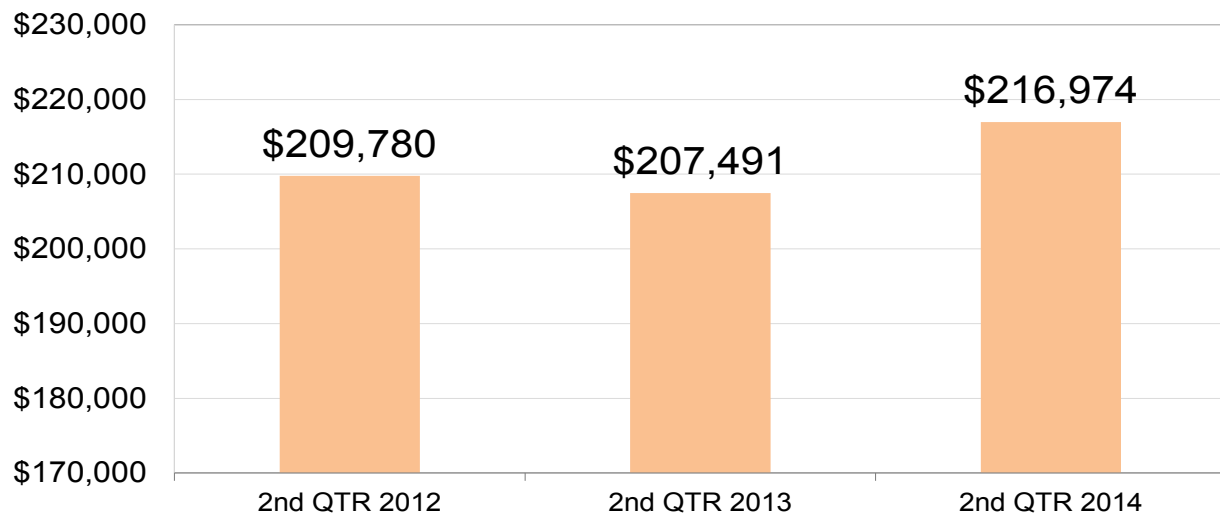
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2014	2013	% of Change
Average Sale Price:	\$216,974	\$207,491	4.57%
Median Sale Price:	\$177,000	\$170,000	4.12%
Total Sold & Closed:	2,353	2,526	-6.85%
Total Dollar Volume*:	\$510.5	\$524.1	-2.59%
New Listings:	5,196	4,685	10.91%
Days on Market:	66	66	0.00%

Class R2	2014	2013	% of Change
Average Sale Price:	\$145,084	\$146,587	-1.03%
Median Sale Price:	\$133,500	\$139,750	-4.47%
Total Sold & Closed:	211	256	-17.58%
Total Dollar Volume*:	\$30.6	\$37.5	-18.40%
New Listings:	484	434	11.52%
Days on Market:	65	79	-17.72%

The numbers above reflect the time period between April 1 and June 30 of 2013 and 2014.

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.

2nd QTR 2014 & 2013 RECAP for Albuquerque (Areas 10-121)

Class R1	2014	2013	% of Change
Average Sale Price:	\$224,988	\$214,368	4.95%
Median Sale Price:	\$183,000	\$177,365	3.18%
Total Sold & Closed:	1,598	1,739	-8.11%
Total Dollar Volume*:	\$359.5	\$372.8	-3.57%
New Listings:	3,391	3,055	11.00%
Days on Market:	60	61	-1.64%

Class R2	2014	2013	% of Change
Average Sale Price:	\$150,906	\$153,655	-1.79%
Median Sale Price:	\$137,500	\$147,000	-6.46%
Total Sold & Closed:	186	216	-13.89%
Total Dollar Volume*:	\$28.1	\$33.2	-15.36%
New Listings:	414	382	8.38%
Days on Market:	63	79	-20.25%

2nd QTR 2014 & 2013 RECAP for Rio Rancho (Areas 140-162)

Class R1	2014	2013	% of Change
Average Sale Price:	\$178,349	\$171,307	4.11%
Median Sale Price:	\$157,000	\$150,000	4.67%
Total Sold & Closed:	412	487	-15.40%
Total Dollar Volume*:	\$73.5	\$83.4	-11.87%
New Listings:	896	790	13.42%
Days on Market:	64	67	-4.48%

Class R2	2014	2013	% of Change
Average Sale Price:	\$107,659	\$116,779	-7.81%
Median Sale Price:	\$125,500	\$125,000	0.40%
Total Sold & Closed:	16	29	-44.83%
Total Dollar Volume*:	\$1.7	\$3.4	-50.00%
New Listings:	55	32	71.88%
Days on Market:	78	81	-3.70%

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

2nd QTR 2014 & 2013 RECAP for East Mountains (Areas 210-293)

Class R1	2014	2013	% of Change
Average Sale Price:	\$240,759	\$227,320	5.91%
Median Sale Price:	\$217,500	\$212,000	2.59%
Total Sold & Closed:	112	98	14.29%
Total Dollar Volume*:	\$27.0	\$22.3	21.08%
New Listings:	333	320	4.06%
Days on Market:	117	111	5.41%

2nd QTR 2014 & 2013 RECAP for Valencia County (Areas 690-760)

Class R1	2014	2013	% of Change
Average Sale Price:	\$133,771	\$135,362	-1.18%
Median Sale Price:	\$114,500	\$129,950	-11.89%
Total Sold & Closed:	145	128	13.28%
Total Dollar Volume*:	\$19.4	\$17.3	12.14%
New Listings:	307	308	-0.32%
Days on Market:	82	83	-1.20%

The numbers above reflect the time period between April 1 and June 30 of 2013 and 2014.

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

2nd QTR 2014 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2013	Average Sale Price	Change from 2nd QTR 2013	Median Sale Price	Change from 2nd QTR 2013
10	Sandia Heights	25	47.06%	\$441,052	27.06%	\$375,000	25.00%
20	North Albuq. Acres	41	28.13%	\$576,496	12.18%	\$505,000	-3.76%
21	Albuq. Acres West	47	-25.40%	\$346,227	-1.80%	\$315,000	1.61%
30	Far NE Heights	121	-19.33%	\$308,046	-1.64%	\$277,000	8.26%
31	Foothills North	36	24.14%	\$471,600	-17.08%	\$424,500	-15.10%
32	Academy West	42	-10.64%	\$217,320	9.76%	\$189,200	3.39%
40	UNM	49	-10.91%	\$275,098	4.59%	\$254,000	9.01%
41	Uptown	70	-18.60%	\$167,418	5.73%	\$159,000	8.16%
42	UNM South	32	-38.46%	\$233,855	7.92%	\$221,750	5.85%
50	NE Heights	162	-5.81%	\$163,040	2.16%	\$155,500	3.70%
51	Foothills South	37	-11.90%	\$265,909	-11.78%	\$254,900	-18.43%
60	Four Hills	18	0.00%	\$292,722	17.88%	\$284,500	23.72%
70	Fairgrounds	33	-17.50%	\$127,643	-5.08%	\$129,900	1.68%
71	Southeast Heights	63	61.54%	\$185,871	6.23%	\$190,000	8.57%
72	Mesa Del Sol	1	N/A	\$382,000	N/A	\$382,000	N/A
80	Downtown	36	2.86%	\$205,029	7.09%	\$177,500	6.29%
90	Near South Valley	29	-34.09%	\$122,921	29.26%	\$115,000	35.29%
91	Valley Farms	18	-14.29%	\$171,094	3.38%	\$124,450	-7.81%
92	Southwest Heights	164	-17.17%	\$114,719	1.37%	\$117,500	2.84%
93	Pajarito	2	N/A	\$183,000	N/A	\$183,000	N/A
100	North Valley	43	4.88%	\$367,936	21.07%	\$262,000	10.08%
101	Near North Valley	63	23.53%	\$221,186	-10.23%	\$169,000	-8.65%
102	Far North Valley	7	250.00%	\$428,857	48.39%	\$465,000	60.90%
103	West River Valley	8	166.67%	\$376,625	1.39%	\$387,500	76.14%
110	Northwest Heights	144	10.77%	\$212,043	-1.93%	\$199,950	7.06%
111	Ladera Heights	87	-17.14%	\$146,818	-4.94%	\$143,000	-4.60%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	137	-13.29%	\$176,955	-1.54%	\$175,000	2.72%
121	Paradise East	83	-20.95%	\$219,075	1.85%	\$210,000	5.00%
130	Corrales	33	10.00%	\$462,346	0.73%	\$405,136	-11.45%
140	Rio Rancho South	58	-24.68%	\$212,256	1.80%	\$188,625	-7.54%
141	Rio Rancho Southwest	1	N/A	\$250,000	N/A	\$250,000	N/A
150	Rio Rancho Mid	156	0.00%	\$162,377	-0.75%	\$144,250	0.52%
151	Rio Rancho Mid-North	66	20.00%	\$223,667	1.19%	\$187,000	-3.61%
152	Rio Rancho Mid-West	13	-45.83%	\$157,355	47.02%	\$153,000	42.99%
160	Rio Rancho North	48	-11.11%	\$197,671	-0.80%	\$171,450	1.90%
161	Rio Rancho Central	70	-41.67%	\$132,750	-2.16%	\$133,100	-3.20%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	21	10.53%	\$218,304	-10.73%	\$228,000	1.33%
180	Placitas	32	28.00%	\$353,954	-10.51%	\$354,750	-6.64%
210-290	East Mountain Area	112	14.29%	\$240,759	5.91%	\$217,500	2.59%
690-760	Valencia County	145	13.28%	\$133,771	-1.18%	\$114,500	-11.89%

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

2014 2nd QTR Sales

ALBUQUERQUE and Central Bernalillo County

130
Sales: 33
Avg: \$462,346
Med: \$405,136

120
Sales: 137
Avg: \$176,955
Med: \$175,000

121
Sales: 83
Avg: \$219,075
Med: \$210,000

102
Sales: 7
Avg: \$428,857
Med: \$465,000

21
Sales: 47
Avg: \$346,227
Med: \$315,000

20
Sales: 41
Avg: \$576,496
Med: \$505,000

10
Sales: 25
Avg: \$441,052
Med: \$375,000

103
Sales: 8
Avg: \$376,625
Med: \$387,500

100
Sales: 43
Avg: \$367,936
Med: \$262,000

32
Sales: 42
Avg: \$217,320
Med: \$189,200

30
Sales: 121
Avg: \$308,046
Med: \$277,000

31
Sales: 36
Avg: \$471,600
Med: \$424,500

110
Sales: 144
Avg: \$212,043
Med: \$199,950

101
Sales: 63
Avg: \$221,186
Med: \$169,000

41
Sales: 70
Avg: \$167,418
Med: \$159,000

50
Sales: 162
Avg: \$163,040
Med: \$155,500

111
Sales: 87
Avg: \$146,818
Med: \$143,000

80
Sales: 36
Avg: \$205,029
Med: \$177,500

40
Sales: 49
Avg: \$275,098
Med: \$254,000

70
Sales: 33
Avg: \$127,643
Med: \$129,900

51
Sales: 37
Avg: \$265,909
Med: \$254,900

92
Sales: 164
Avg: \$114,719
Med: \$117,500

90
Sales: 29
Avg: \$122,921
Med: \$115,000

42
Sales: 32
Avg: \$233,855
Med: \$221,750

71
Sales: 63
Avg: \$185,871
Med: \$190,000

60
Sales: 18
Avg: \$292,722
Med: \$284,500

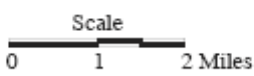
72
Sales: 1
Avg: \$382,000
Med: \$382,000

West of Albuquerque

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

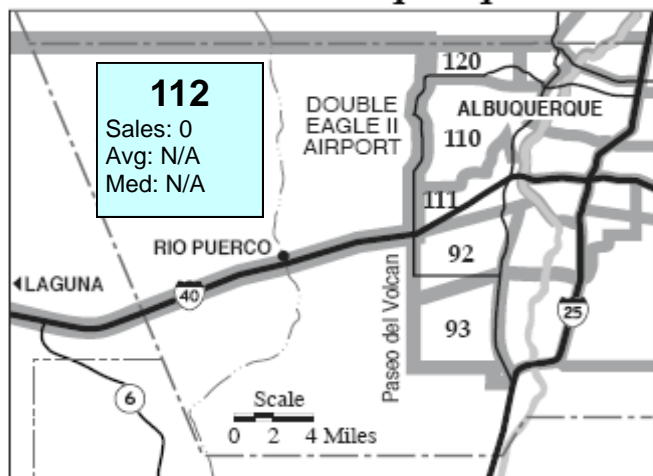
120
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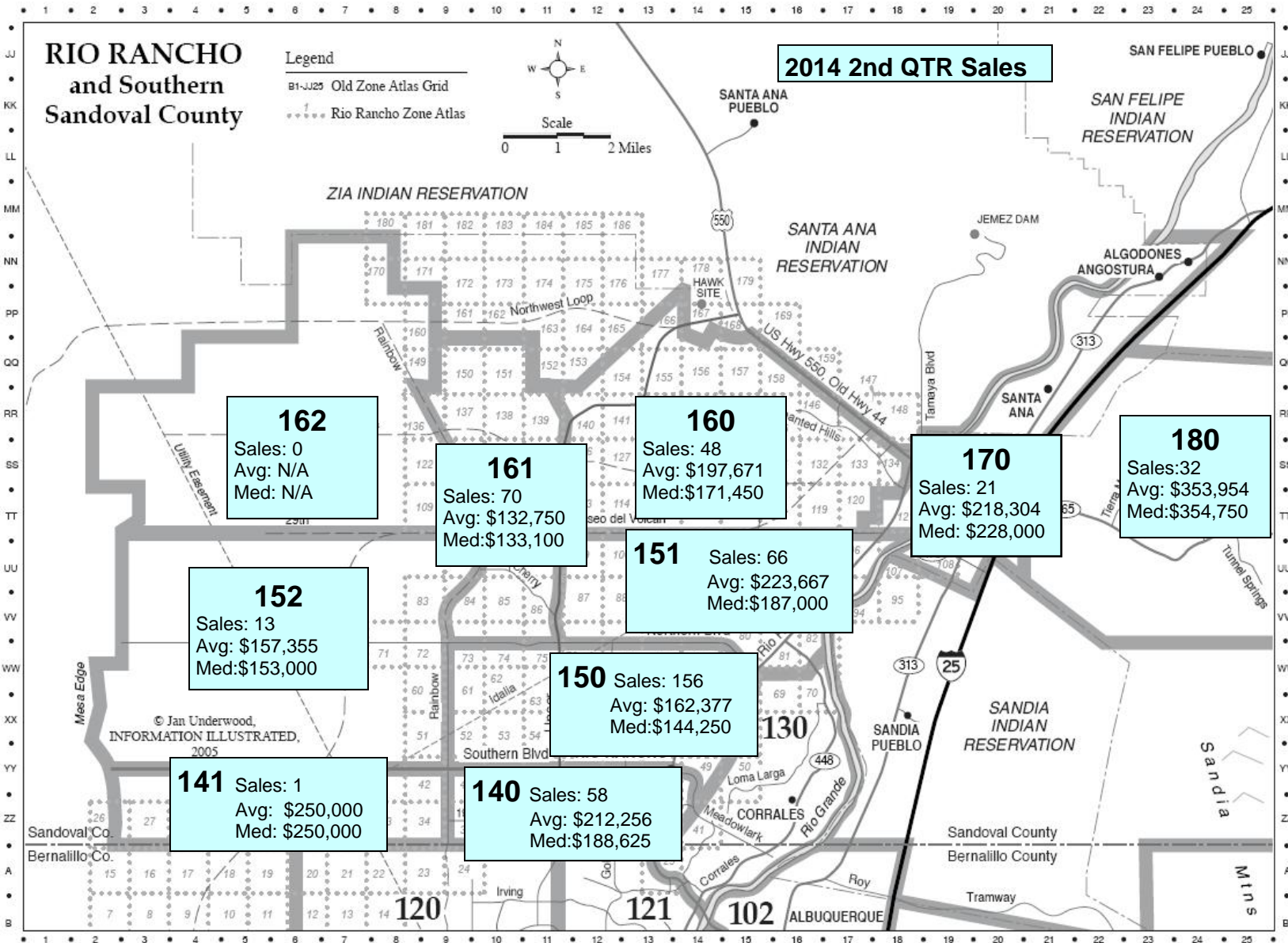
ISLETA INDIAN RESERVATION



ISLETA PUEBLO

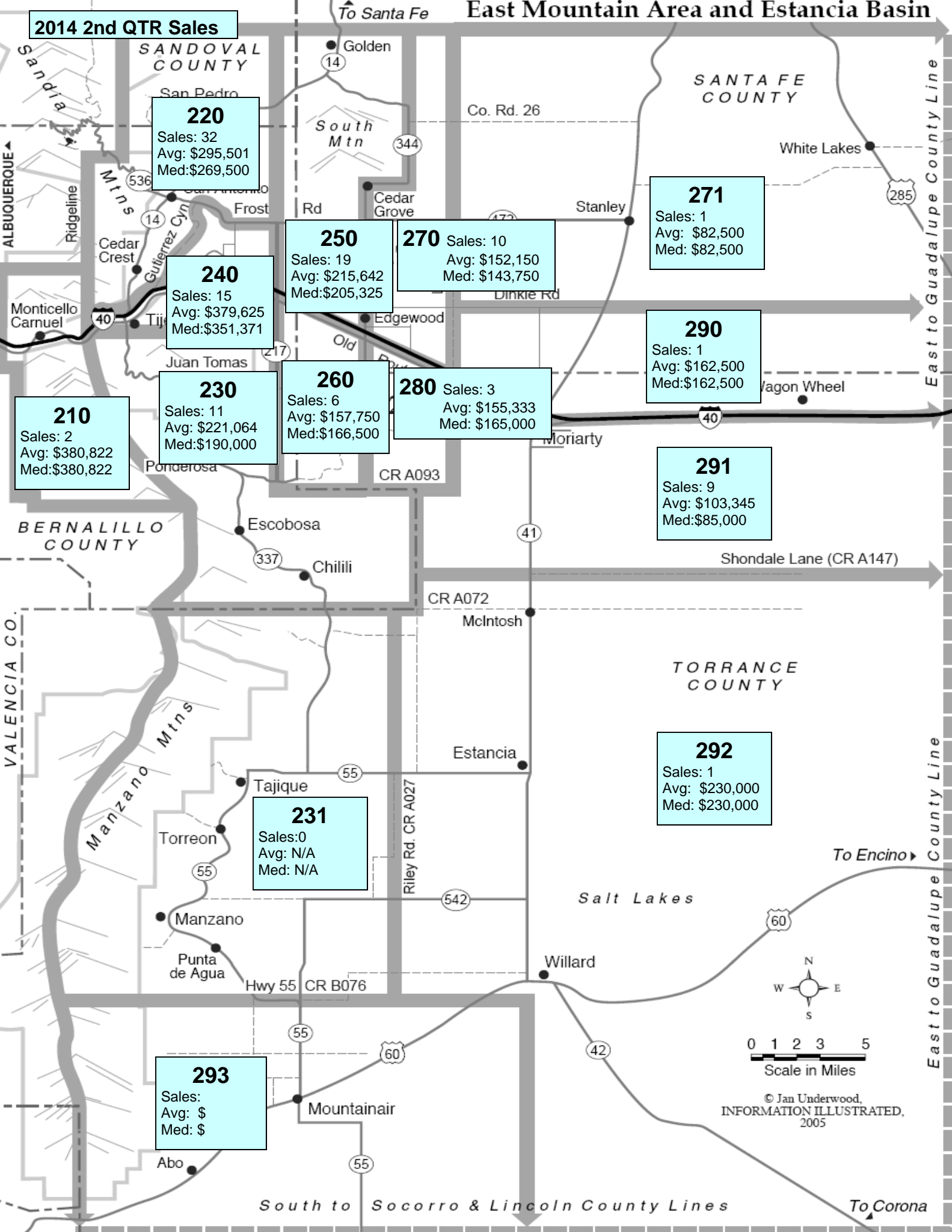
ISLETA INDIAN RESERVATION





East Mountain Area and Estancia Basin

2014 2nd QTR Sales



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VALENCIA COUNTY

2014 2nd QTR Sales

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 24
Avg: \$168,895
Med: \$152,000

710
Sales: 12
Avg: \$203,617
Med: \$195,000

701
Sales: 17
Avg: \$164,000
Med: \$154,000

720
Sales: 5
Avg: \$69,250
Med: \$31,500

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

711
Sales: 8
Avg: \$229,300
Med: \$215,500

740
Sales: 6
Avg: \$125,333
Med: \$111,250

721
Sales: 30
Avg: \$89,626
Med: \$78,600

730
Sales: 2
Avg: \$192,450
Med: \$192,450

750
Sales: 3
Avg: \$61,667
Med: \$45,000

741
Sales: 13
Avg: \$80,447
Med: \$50,000

742
Sales: 3
Avg: \$66,667
Med: \$85,000

760
Sales: 22
Avg: \$121,506
Med: \$116,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

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