

Quarterly market

REPORT

3rd QTR 2014

Quarterly Highlights

- Single-family detached home sales decreased 7.9% from 3rd Quarter 2013.
- 3rd Quarter 2014 saw the Median Sale Price increase 2.22% and the Average Sale Price drop 0.80% compared to 3rd QTR 2013.

New Listings	Closed Sales	Average Sale \$
Detached: 4,394 Attached: 412	Detached: 2,387 Attached: 223	Detached: \$218,831 Attached: \$143,818
3rd QTR 2013 Detached: 4,217 Attached: 419	3rd QTR 2013 Detached: 2,592 Attached: 269	3rd QTR 2013 Detached: \$220,587 Attached: \$137,172
% Change (Detached) +4.20%	% Change (Detached) -7.91%	% Change (Detached) -0.80%



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Contact

John Kynor, 2014 GAAR President

Phone 505-750-0059 Email president@gaar.com

3rd QTR 2014 & 2013 RECAP for Greater Albuquerque Areas

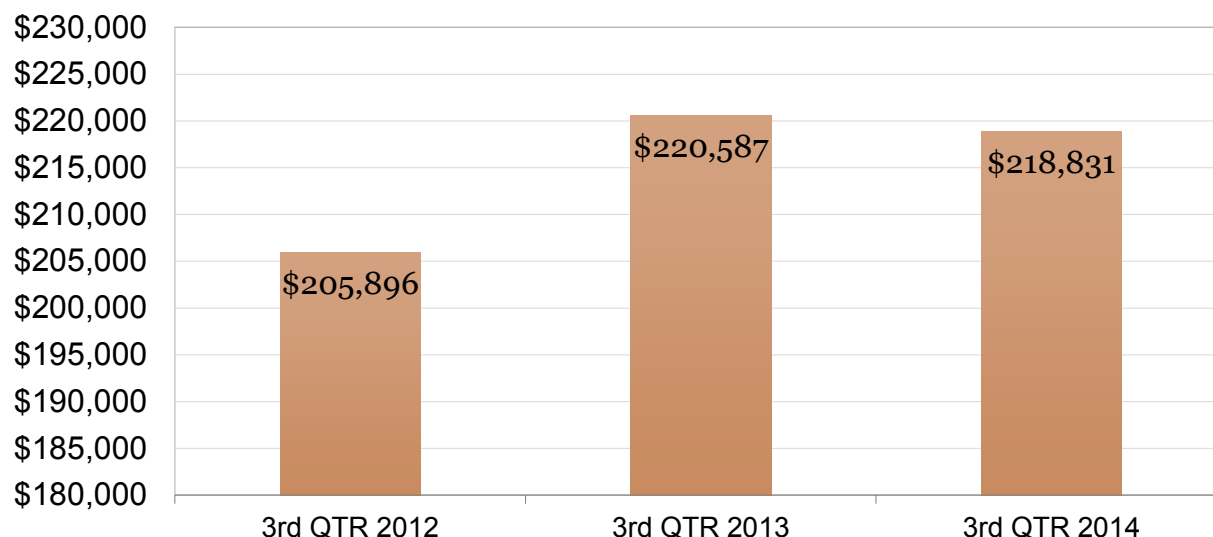
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2014	2013	% of Change
Average Sale Price:	\$218,831	\$220,587	-0.80%
Median Sale Price:	\$184,000	\$180,000	2.22%
Total Sold & Closed:	2,387	2,592	-7.91%
Total Dollar Volume*:	\$522.3	\$571.8	-8.66%
New Listings:	4,394	4,217	4.20%
Days on Market:	63	61	3.28%

Class R2	2014	2013	% of Change
Average Sale Price:	\$143,818	\$137,172	4.85%
Median Sale Price:	\$137,000	\$129,900	5.47%
Total Sold & Closed:	223	269	-17.10%
Total Dollar Volume*:	\$32.1	\$36.9	-13.01%
New Listings:	412	419	-1.67%
Days on Market:	66	63	4.76%

**The numbers above reflect the time period between July 1 and Sept. 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.

3rd QTR 2014 & 2013 RECAP for Albuquerque (Areas 10-121)

Class R1	2014	2013	% of Change
Average Sale Price:	\$223,529	\$227,373	-1.69%
Median Sale Price:	\$185,000	\$184,250	0.41%
Total Sold & Closed:	1,616	1,760	-8.18%
Total Dollar Volume*:	\$361.2	\$400.2	-9.75%
New Listings:	2,860	2,725	4.95%
Days on Market:	58	51	13.73%

Class R2	2014	2013	% of Change
Average Sale Price:	\$148,936	\$143,187	4.02%
Median Sale Price:	\$142,500	\$133,000	7.14%
Total Sold & Closed:	195	229	-14.85%
Total Dollar Volume*:	\$29.0	\$32.8	-11.59%
New Listings:	359	350	2.57%
Days on Market:	65	62	4.84%

3rd QTR 2014 & 2013 RECAP for Rio Rancho (Areas 140-162)

Class R1	2014	2013	% of Change
Average Sale Price:	\$183,394	\$182,779	0.34%
Median Sale Price:	\$162,500	\$167,700	-3.10%
Total Sold & Closed:	420	500	-16.00%
Total Dollar Volume*:	\$77.0	\$91.4	-15.75%
New Listings:	777	729	6.58%
Days on Market:	63	60	5.00%

Class R2	2014	2013	% of Change
Average Sale Price:	\$112,947	\$109,324	3.31%
Median Sale Price:	\$122,500	\$85,000	44.12%
Total Sold & Closed:	19	29	-34.48%
Total Dollar Volume*:	\$2.1	\$3.2	-34.38%
New Listings:	40	50	-20.00%
Days on Market:	71	80	-11.25%

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

3rd QTR 2014 & 2013 RECAP for East Mountains (Areas 210-293)

Class R1	2014	2013	% of Change
Average Sale Price:	\$225,408	\$237,291	-5.01%
Median Sale Price:	\$206,000	\$229,950	-10.42%
Total Sold & Closed:	119	102	16.67%
Total Dollar Volume*:	\$26.8	\$24.2	10.74%
New Listings:	257	256	0.39%
Days on Market:	107	107	0.00%

3rd QTR 2014 & 2013 RECAP for Valencia County (Areas 690-760)

Class R1	2014	2013	% of Change
Average Sale Price:	\$153,131	\$143,624	6.62%
Median Sale Price:	\$121,250	\$117,500	3.19%
Total Sold & Closed:	136	146	-6.85%
Total Dollar Volume*:	\$20.8	\$21.0	-0.95%
New Listings:	297	308	-3.57%
Days on Market:	77	104	-25.96%

The numbers above reflect the time period between July 1 and Sept. 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.

3rd QTR 2014 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2013	Average Sale Price	Change from 3rd QTR 2013	Median Sale Price	Change from 3rd QTR 2013
10	Sandia Heights	20	-31.03%	\$401,195	-12.52%	\$379,450	-11.39%
20	North Albuquerque Acres	35	-22.22%	\$541,180	-4.55%	\$515,000	-1.90%
21	Albuquerque Acres West	63	16.67%	\$365,765	-1.33%	\$343,000	2.39%
30	Far NE Heights	121	-15.97%	\$288,847	1.65%	\$259,900	5.12%
31	Foothills North	29	-25.64%	\$528,603	0.40%	\$427,500	-7.67%
32	Academy West	45	7.14%	\$219,722	2.88%	\$215,000	18.46%
40	UNM	46	-9.80%	\$277,732	4.38%	\$247,500	-2.94%
41	Uptown	81	-15.63%	\$167,730	-1.98%	\$155,000	-6.91%
42	UNM South	42	0.00%	\$224,658	-2.78%	\$217,500	1.87%
50	NE Heights	183	0.00%	\$162,444	2.49%	\$155,000	-0.32%
51	Foothills South	41	0.00%	\$269,978	-3.24%	\$267,000	6.59%
60	Four Hills	20	-4.76%	\$287,425	-11.83%	\$270,000	-14.83%
70	Fairgrounds	24	-35.14%	\$146,462	3.60%	\$148,450	3.81%
71	Southeast Heights	46	-23.33%	\$180,467	-1.00%	\$171,000	0.41%
72	Mesa Del Sol	2	N/A	\$198,918	N/A	\$198,918	N/A
80	Downtown	36	-10.00%	\$266,294	20.30%	\$181,050	-4.71%
90	Near South Valley	37	-7.50%	\$116,777	8.38%	\$114,900	9.43%
91	Valley Farms	21	31.25%	\$177,295	-26.62%	\$176,000	-13.51%
92	Southwest Heights	167	-12.57%	\$116,290	3.06%	\$116,760	1.53%
93	Pajarito	8	N/A	\$106,494	-3.76%	\$106,025	51.46%
100	North Valley	54	-10.00%	\$299,103	-20.99%	\$242,000	-0.22%
101	Near North Valley	67	52.27%	\$280,027	6.54%	\$207,000	2.48%
102	Far North Valley	5	25.00%	\$206,600	3.95%	\$195,000	-4.88%
103	West River Valley	5	-28.57%	\$464,595	38.25%	\$310,000	16.98%
110	Northwest Heights	118	-10.61%	\$213,914	-6.61%	\$190,000	-0.85%
111	Ladera Heights	101	-0.98%	\$151,765	3.46%	\$150,000	5.26%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	121	-6.20%	\$178,952	-1.18%	\$171,900	-2.88%
121	Paradise East	78	-26.42%	\$231,991	9.64%	\$219,750	8.25%
130	Corrales	42	44.83%	\$489,419	-6.73%	\$460,000	-6.88%
140	Rio Rancho South	53	-36.14%	\$217,600	3.88%	\$202,000	4.03%
141	Rio Rancho Southwest	0	N/A	\$0	N/A	\$0	N/A
150	Rio Rancho Mid	161	-5.85%	\$179,067	0.91%	\$159,500	6.33%
151	Rio Rancho Mid-North	54	-22.86%	\$234,179	-1.35%	\$221,250	3.03%
152	Rio Rancho Mid-West	6	-33.33%	\$151,582	34.96%	\$168,300	47.63%
160	Rio Rancho North	60	0.00%	\$203,419	4.58%	\$194,950	6.85%
161	Rio Rancho Central	86	-18.10%	\$126,777	-5.32%	\$127,250	-5.18%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	27	-12.90%	\$253,808	-0.21%	\$239,975	-4.01%
180	Placitas	27	12.50%	\$334,926	-32.57%	\$350,000	-23.91%
210-293	East Mountain Area	119	16.67%	\$225,408	-5.01%	\$206,000	-10.42%
690-760	Valencia County	136	-6.85%	\$153,131	6.62%	\$121,250	3.19%

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2014 3rd QTR Sales

ALBUQUERQUE and Central Bernalillo County

SANDIA
PEAK
AERIAL
TRAMWAY

120

Sales: 121
Avg: \$178,952
Med: \$171,900

121

Sales: 78
Avg: \$231,991
Med: \$219,750

130

Sales: 42
Avg: \$489,419
Med: \$460,000

102

Sales: 5
Avg: \$206,600
Med: \$195,000

21

Sales: 63
Avg: \$365,765
Med: \$343,000

20

Sales: 35
Avg: \$541,180
Med: \$515,000

10

Sales: 20
Avg: \$401,195
Med: \$379,450

103

Sales: 5
Avg: \$464,595
Med: \$310,000

100

Sales: 54
Avg: \$299,103
Med: \$242,000

32

Sales: 45
Avg: \$219,722
Med: \$215,000

30

Sales: 121
Avg: \$288,847
Med: \$259,900

31

Sales: 29
Avg: \$528,603
Med: \$427,500

110

Sales: 118
Avg: \$213,914
Med: \$190,000

101

Sales: 67
Avg: \$280,027
Med: \$207,000

41

Sales: 81
Avg: \$167,730
Med: \$155,000

50

Sales: 183
Avg: \$162,444
Med: \$155,000

111

Sales: 101
Avg: \$151,765
Med: \$150,000

80

Sales: 36
Avg: \$266,294
Med: \$181,050

40

Sales: 46
Avg: \$277,732
Med: \$247,500

70

Sales: 24
Avg: \$146,462
Med: \$148,450

51

Sales: 41
Avg: \$269,978
Med: \$267,000

92

Sales: 167
Avg: \$116,290
Med: \$116,760

90

Sales: 37
Avg: \$116,777
Med: \$114,900

42

Sales: 42
Avg: \$224,658
Med: \$217,500

71

Sales: 46
Avg: \$180,467
Med: \$171,000

60

Sales: 20
Avg: \$287,425
Med: \$270,000

93

Sales: 8
Avg: \$106,494
Med: \$106,025

91

Sales: 21
Avg: \$177,295
Med: \$176,000

72

Sales: 2
Avg: \$198,918
Med: \$198,918

West of Albuquerque

112

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

120

110

111

92

93

DOUBLE
EAGLE II
AIRPORT

RIO PUERCO

LAGUNA

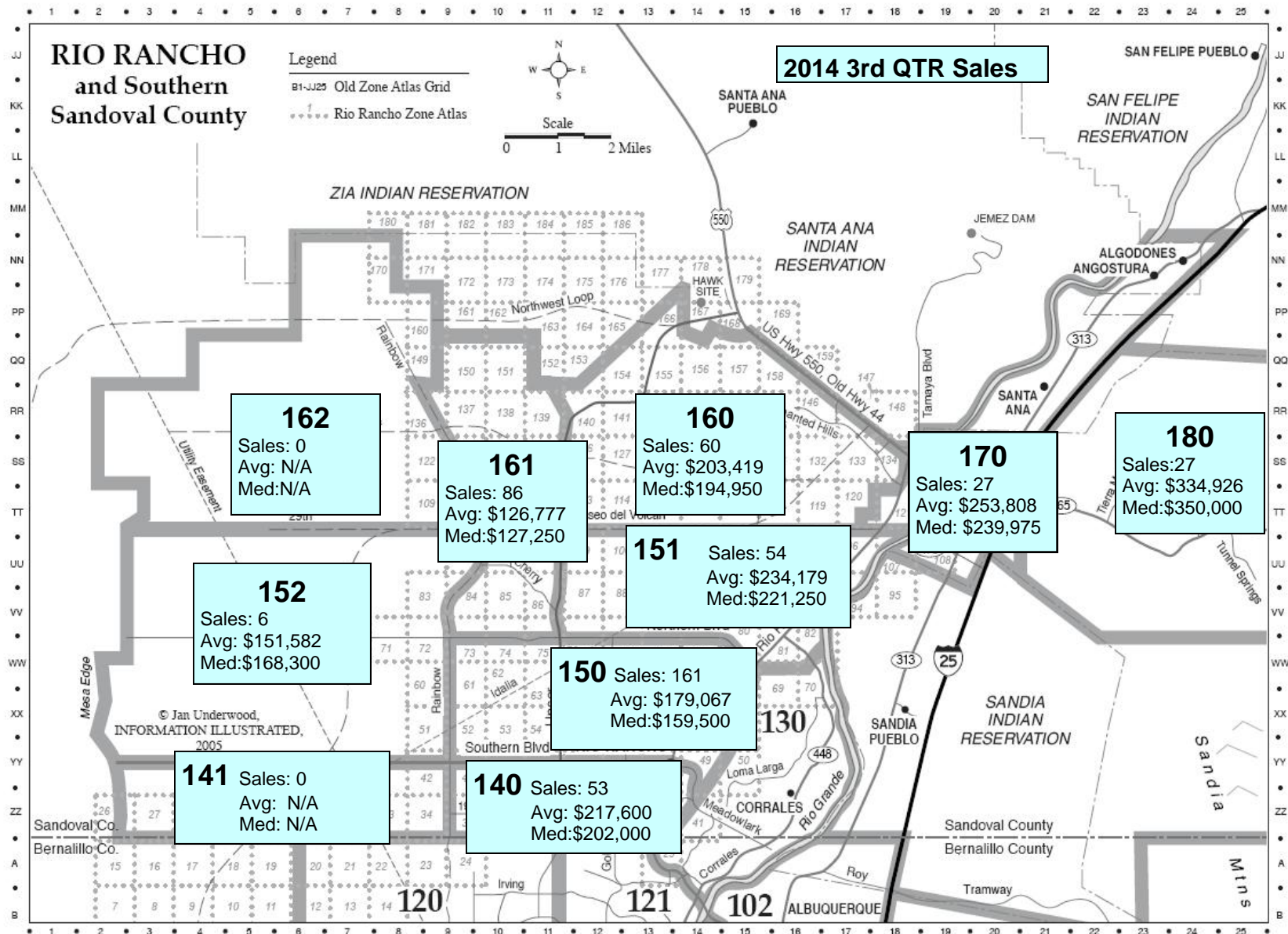
Scale
0 2 4 Miles

Paseo del Volcan

ISLETA
INDIAN
RESERVATION

ISLETA
PUEBLO

ISLETA INDIAN
RESERVATION



2014 3rd QTR Sales



Med:

