



www.gaar.com

Monthly Highlights

- The average sale price of a detached, single-family homes in April 2014 was \$215,560, up 8.9% from April 2013.
- New listings entering the market in April 2014 rose 15.6% from the same time last year.

Table of Contents

Market Inventory.....	2
Market Activity.....	3
Home Sales by Area.....	4
Closed Sales by Price.....	5-6
Supply-Demand/Absorption Rate.....	7
Home Sales Prices.....	8-9
Market Activity by Zip Code.....	10
Market Overview.....	11
Market Comparisons.....	12-13
Area Sales Color Maps.....	14-16



Contact

John Kynor, 2014 GAAR President

Phone 505-750-0059

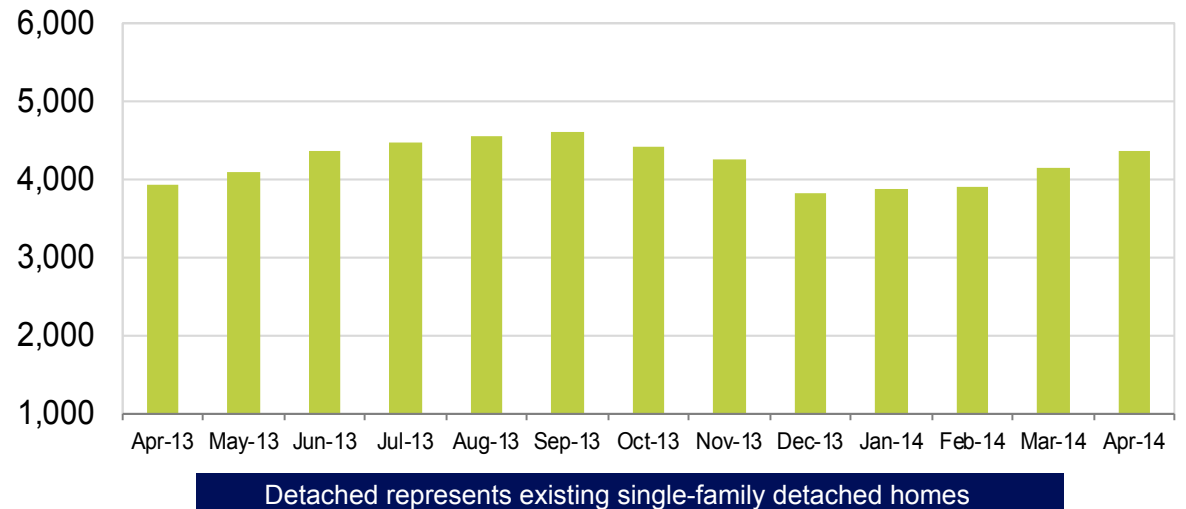
Email president@gaar.com

Market Inventory

Detached Historical

Year	2012	2013	2014
January	3,750	3,611	3,884
February	3,668	3,676	3,925
March	3,705	3,809	4,164
April	3,806	3,953	4,382
May	3,986	4,112	
June	4,097	4,388	
July	4,152	4,497	
August	4,103	4,578	
September	4,081	4,608	
October	4,083	4,439	
November	3,902	4,255	
December	3,587	3,836	

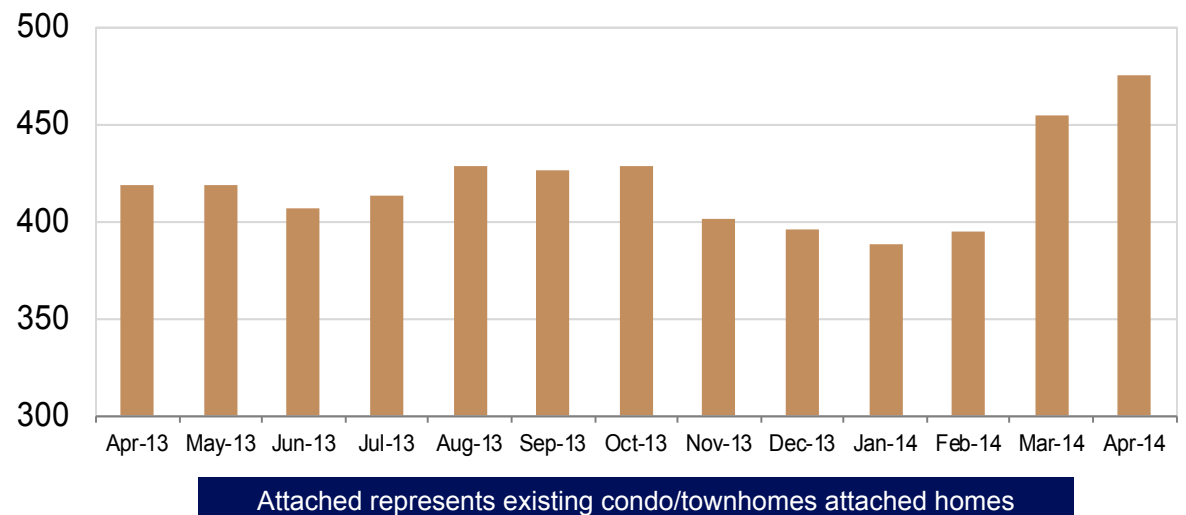
Detached homes on market



Attached Historical

Year	2012	2013	2014
January	413	396	388
February	421	386	395
March	412	418	455
April	433	419	476
May	429	419	
June	431	407	
July	428	413	
August	431	429	
September	437	427	
October	437	429	
November	420	402	
December	393	396	

Attached homes on market



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

Market Activity (New, Pending, Closed)

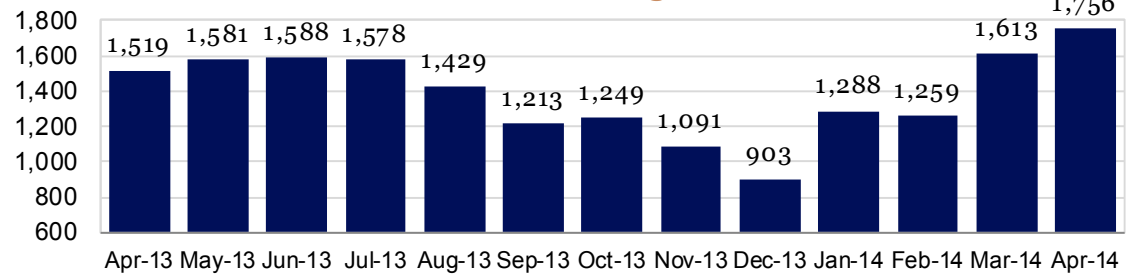
Market Activity

Month	New	Pending	Closed
Apr-13	1,519	1,280	729
May-13	1,581	1,250	903
Jun-13	1,588	1,158	859
Jul-13	1,578	1,158	939
Aug-13	1,429	1,011	857
Sep-13	1,213	889	769
Oct-13	1,249	762	723
Nov-13	1,091	729	566
Dec-13	903	632	655
Jan-14	1,288	769	539
Feb-14	1,259	793	550
Mar-14	1,613	950	695
Apr-14	1,756	976	721

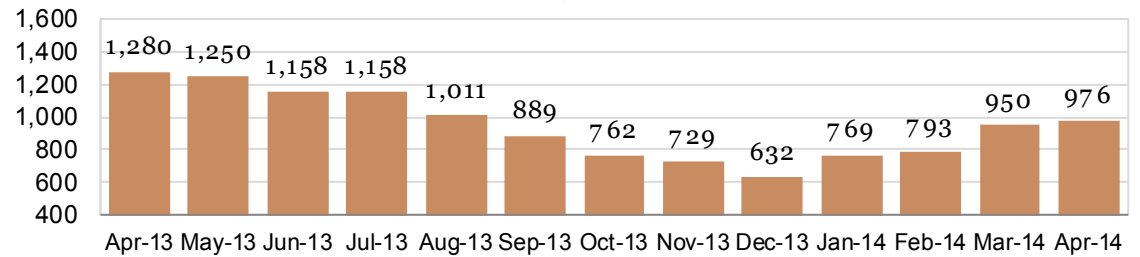
Change from last month/year

	Apr-14	Mar-14	Apr-13
New	1,756	1,613	1,519
% Change	-	8.87%	15.60%
Pending	976	950	1,280
% Change	-	2.74%	-23.75%
Closed	721	695	729
% Change	-	3.74%	-1.10%

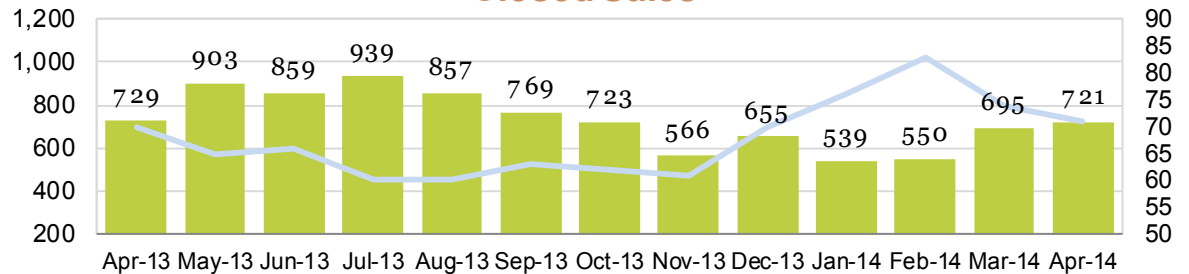
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for April 2014 detached sales was 71.

Data is for single-family detached homes

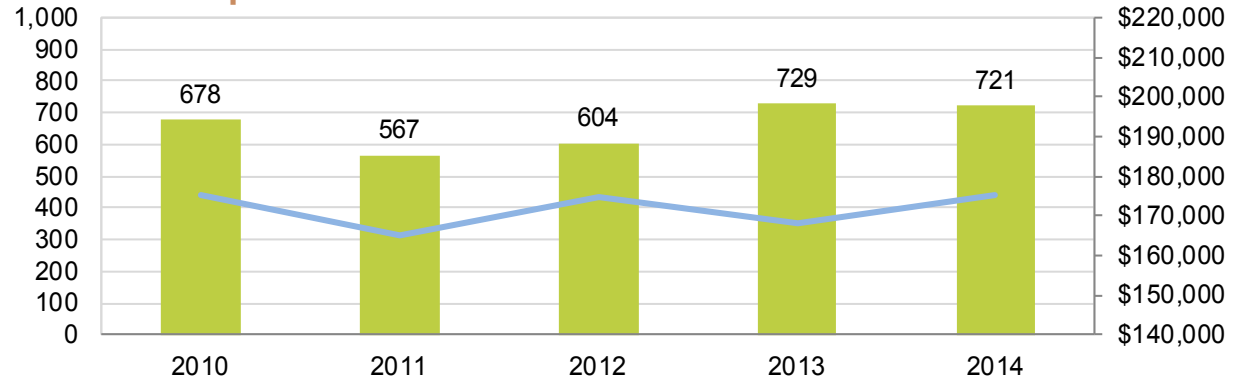
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Apr-13	Apr-14
10-121	Albuquerque	503	470
130	Corrales	5	17
140-162	Rio Rancho	132	135
180	Bernalillo	7	8
190	Placitas	8	11
210-293	E. Mountains	34	42
690-760	Valencia Co.	40	38
Total	All	729	721

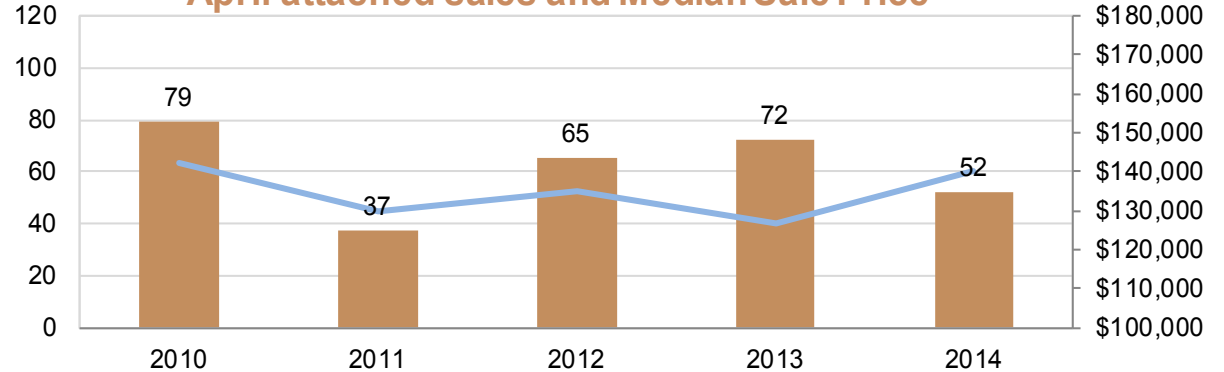
April detached sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Apr-13	Apr-14
10-121	Albuquerque	60	48
130	Corrales	1	0
140-162	Rio Rancho	7	2
180	Bernalillo	0	1
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	4	1
Total	All	72	52

April attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

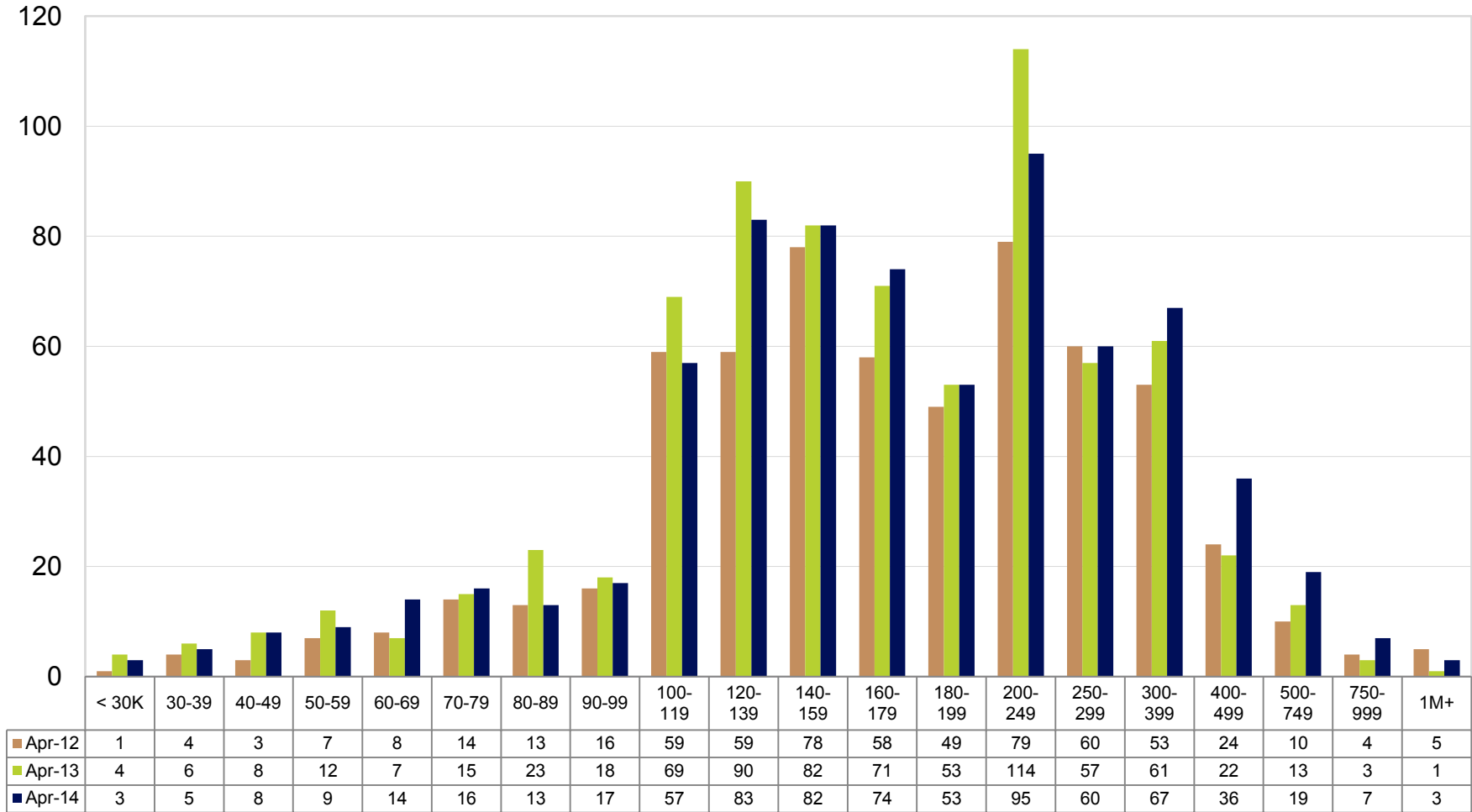
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

Blue line on charts represents the median sale price for that month.

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

Closed Sales by Price

Detached Sales by Price
April historical (in thousands)



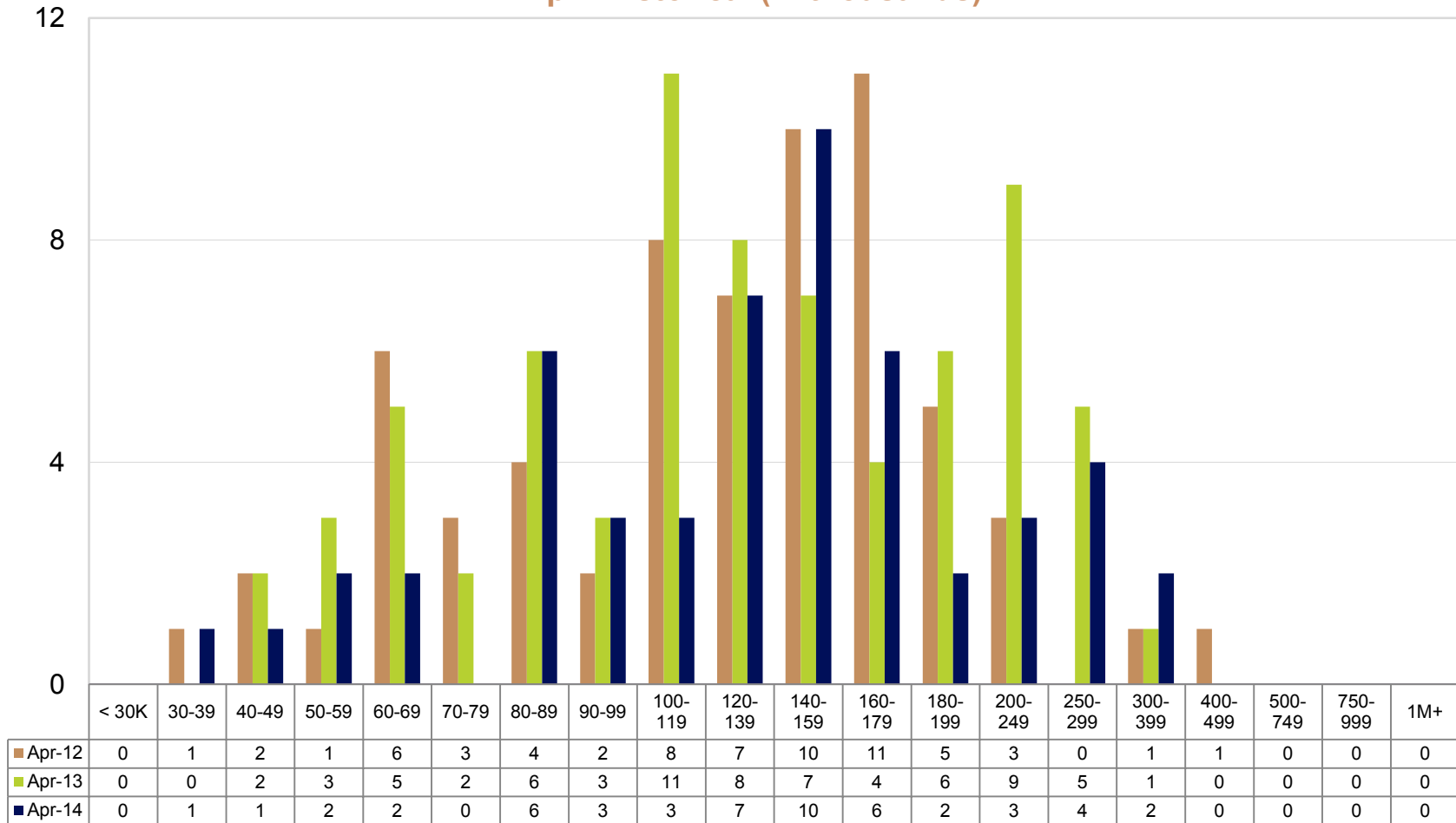
Top Selling Price Range for Detached Homes

\$200,000 - \$249,999

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

Closed Sales by Price

Attached Sales by Price
April historical (in thousands)



Top Selling Price Ranges for Attached Homes

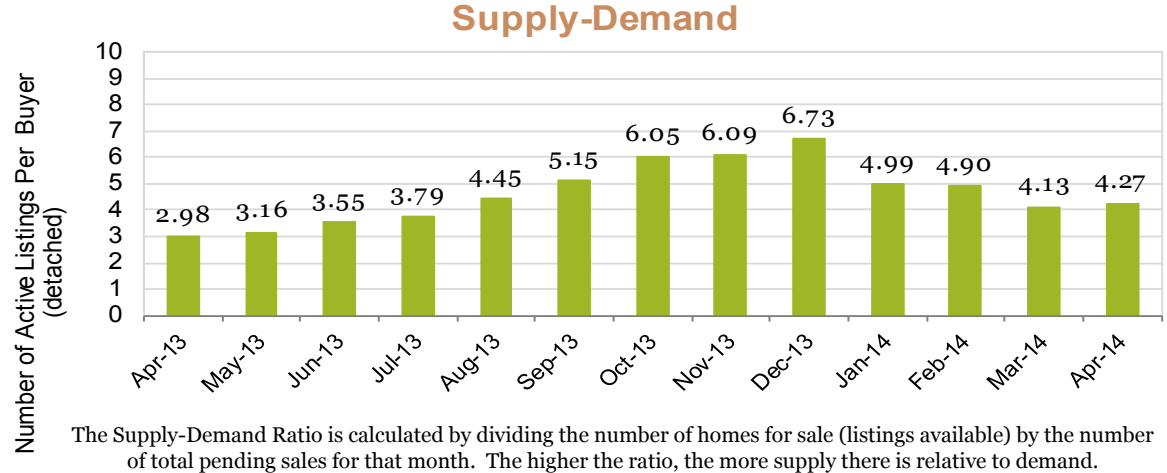
\$140,000 - \$159,999

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

Market Indicators

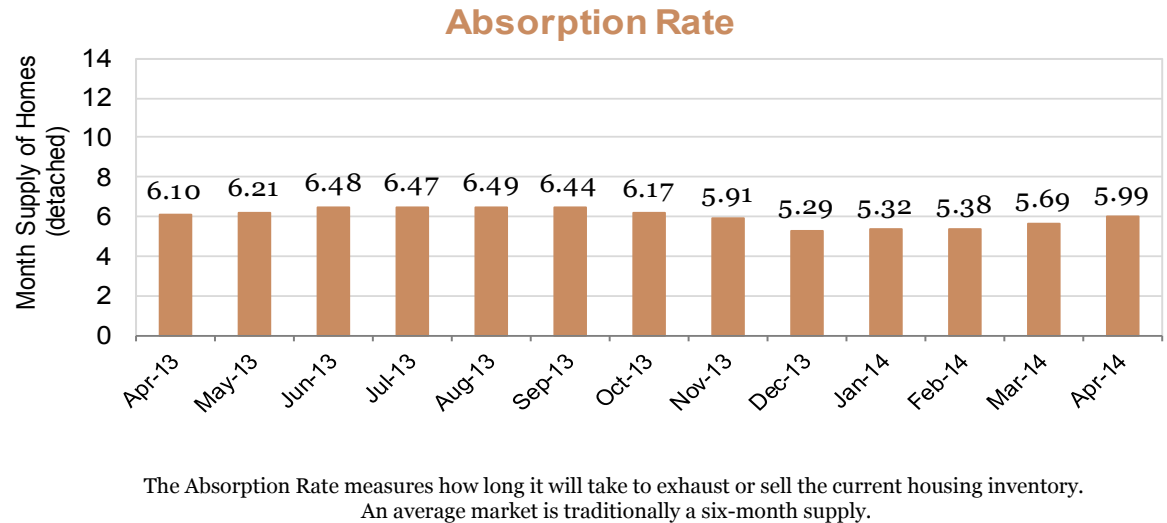
Supply-Demand

Year	2012	2013	2014
January	4.52	3.70	4.99
February	4.04	3.96	4.90
March	3.59	3.32	4.13
April	3.58	2.98	4.27
May	3.82	3.16	
June	3.81	3.55	
July	3.88	3.79	
August	4.04	4.45	
September	4.64	5.15	
October	4.53	6.05	
November	5.24	6.09	
December	5.42	6.73	



Absorption Rate

Year	2012	2013	2014
January	6.80	5.74	5.32
February	6.56	5.82	5.38
March	6.60	5.97	5.69
April	6.74	6.10	5.99
May	6.95	6.21	
June	7.12	6.48	
July	7.12	6.47	
August	6.95	6.49	
September	6.78	6.44	
October	6.68	6.17	
November	6.34	5.91	
December	5.76	5.29	



Data is 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.

Monthly Sale Prices

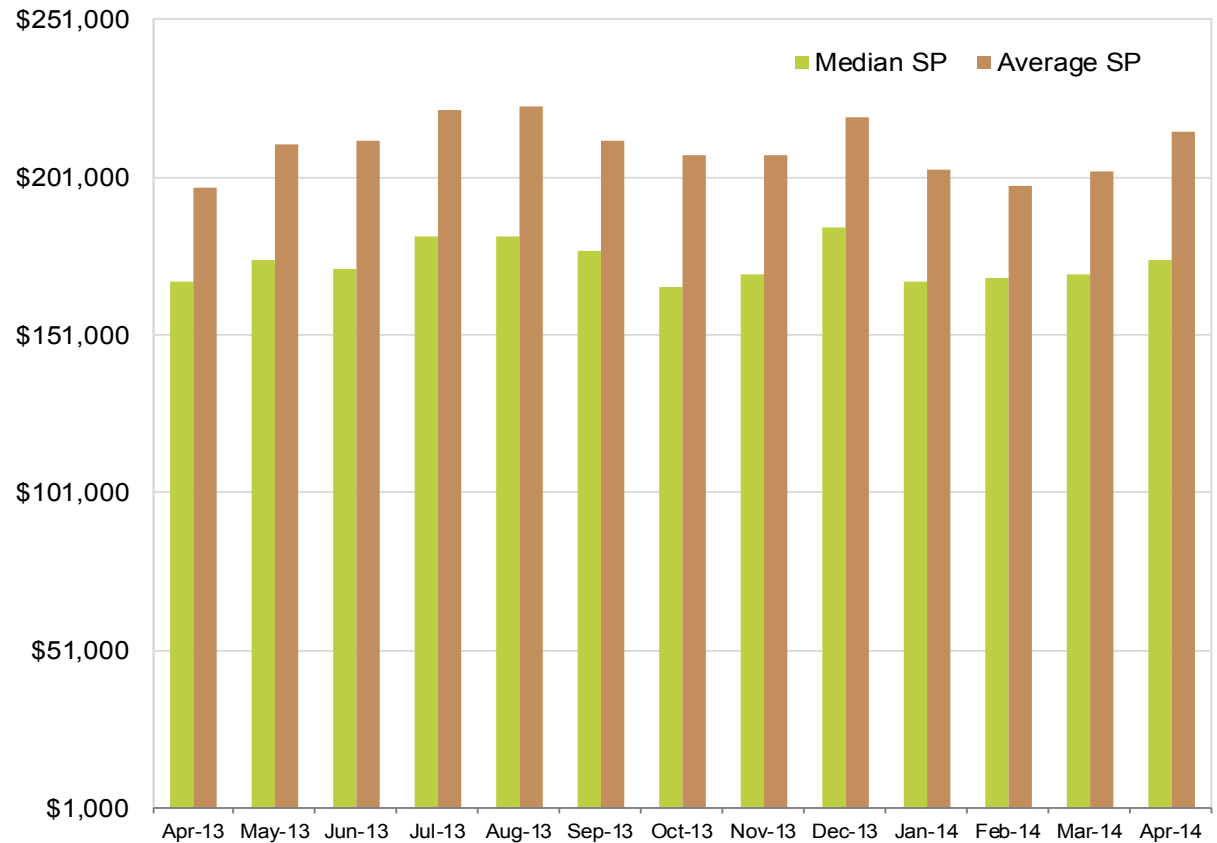
Median Sale Price

Year	2012	2013	2014
January	\$165,000	\$158,000	\$167,900
February	\$161,500	\$168,500	\$169,000
March	\$159,000	\$175,000	\$170,000
April	\$174,775	\$168,000	\$175,000
May	\$175,000	\$174,900	
June	\$172,700	\$172,000	
July	\$175,000	\$182,000	
August	\$165,000	\$182,500	
September	\$172,000	\$177,500	
October	\$166,300	\$166,000	
November	\$165,000	\$170,000	
December	\$169,500	\$185,000	

Average Sale Price

Year	2012	2013	2014
January	\$194,352	\$186,051	\$203,687
February	\$195,165	\$203,514	\$198,483
March	\$189,676	\$202,605	\$202,672
April	\$211,186	\$197,908	\$215,560
May	\$211,213	\$211,505	
June	\$207,679	\$212,456	
July	\$210,685	\$222,505	
August	\$201,833	\$223,533	
September	\$203,016	\$212,307	
October	\$202,827	\$208,152	
November	\$204,653	\$207,986	
December	\$211,191	\$219,909	

Monthly Sale Prices



Data is 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.

Historical Home Prices

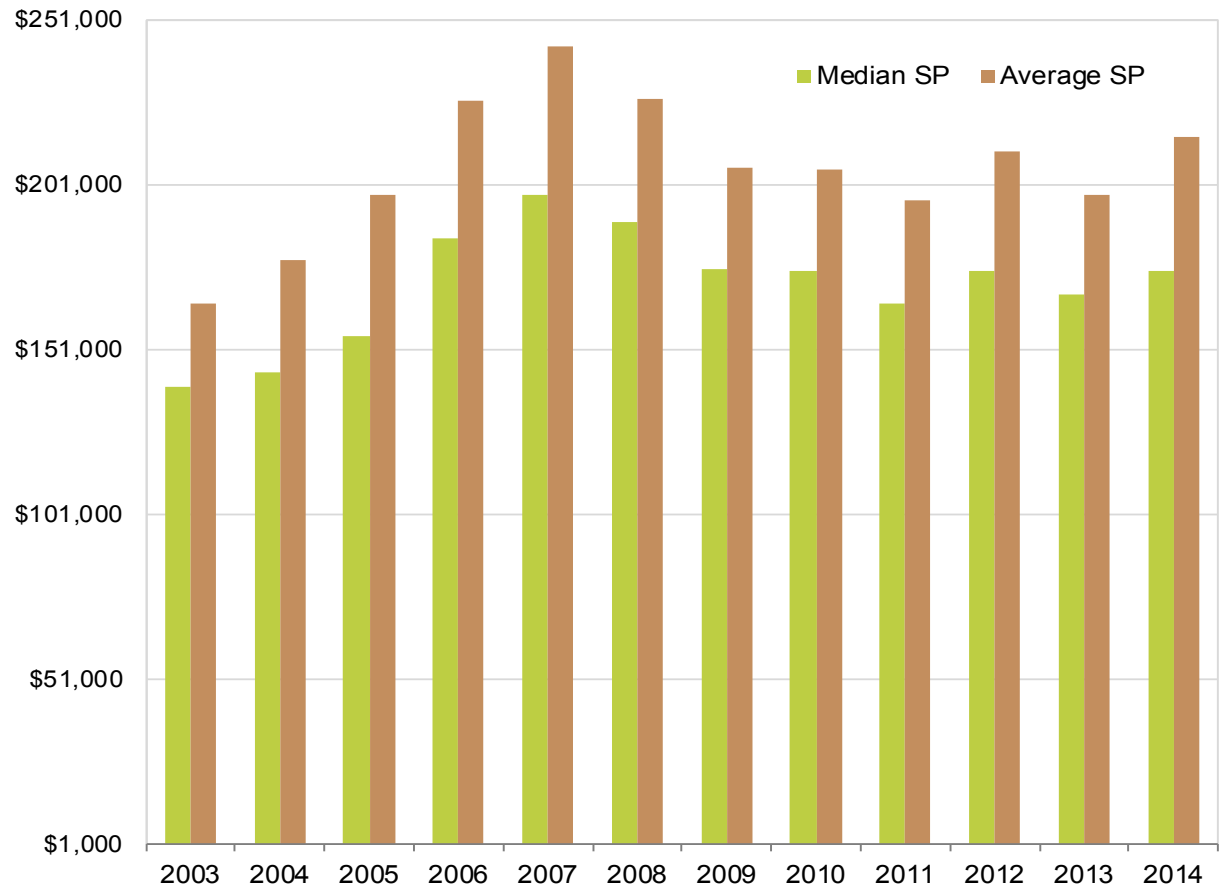
Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$140,000	7.69%
2004	\$144,000	2.86%
2005	\$155,000	7.64%
2006	\$185,000	19.35%
2007	\$198,012	7.03%
2008	\$189,900	-4.10%
2009	\$175,500	-7.58%
2010	\$175,000	-0.28%
2011	\$165,000	-5.71%
2012	\$174,775	5.92%
2013	\$168,000	-3.88%
2014	\$175,000	4.17%

Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$164,724	1.49%
2004	\$178,077	8.11%
2005	\$197,770	11.06%
2006	\$226,655	14.61%
2007	\$243,023	7.22%
2008	\$227,281	-6.48%
2009	\$206,070	-9.33%
2010	\$205,601	-0.23%
2011	\$196,321	-4.51%
2012	\$211,186	7.57%
2013	\$197,908	-6.29%
2014	\$215,560	8.92%

Historical Sale Prices (April Only)



Data is 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.

April Market Activity by Zip Code

Zip Code	Active listings	Sold Listings	% of All Sales	Zip Code	Active listings	Sold Listings	% of All Sales	Zip Code	Active listings	Sold Listings	% of All Sales
87001	7	0	0.00%	87061	1	0	0.00%	87122	130	32	4.44%
87002	138	11	1.53%	87063	1	0	0.00%	87123	176	31	4.30%
87004	81	8	1.11%	87068	26	1	0.14%	87124	382	64	8.88%
87006	1	0	0.00%	87101	1	0	0.00%	87144	341	71	9.85%
87008	31	3	0.42%	87102	48	8	1.11%	88318	0	1	0.14%
87015	130	16	2.22%	87104	63	9	1.25%				
87016	18	0	0.00%	87105	119	16	2.22%				
87023	2	1	0.14%	87106	82	12	1.66%				
87026	4	0	0.00%	87107	143	27	3.74%				
87031	220	23	3.19%	87108	97	13	1.80%				
87035	28	5	0.69%	87109	80	14	1.94%				
87036	15	0	0.00%	87110	162	31	4.30%				
87042	12	2	0.28%	87111	223	41	5.69%				
87043	94	11	1.53%	87112	173	45	6.24%				
87047	75	8	1.11%	87113	65	12	1.66%				
87048	131	17	2.36%	87114	434	70	9.71%				
87056	11	0	0.00%	87120	357	55	7.63%				
87059	93	8	1.11%	87121	187	55	7.63%				

Any Zip code that is located in the Southwest MLS Service Area that had at least 1 Active listing or 1 Sale that month will be included in the Zip Code report.

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

Market Overview

2014		(DET) 2014	(DET) 2013	Percent Change	(ATT) 2014	(ATT) 2013	Percent Change	(DET+ATT) 2014 Year- to-Date	(DET+ATT) 2013 Year- to-Date	Percent Change
New Listings	Apr	1,756	1,519	15.60%	195	144	35.42%	6,524	5,611	16.27%
	May		1,581			151			7,343	
	Jun		1,588			137			9,068	
Pending Sales	Apr	976	1,280	-23.75%	73	107	-31.78%	3,781	4,653	-18.74%
	May		1,250			120			6,023	
	Jun		1,158			102			7,283	
Closed Sales	Apr	721	729	-1.10%	52	72	-27.78%	2,725	2,659	2.48%
	May		903			84			3,646	
	Jun		859			94			4,599	
Dollar Volume of Closed Sales (in millions)	Apr	\$155.4	\$144.3	7.69%	\$7.6	\$10.3	-26.21%	\$545.9	\$513.0	6.41%
	May		\$191.0			\$12.2			\$716.2	
	Jun		\$182.5			\$13.9			\$912.6	
Median Sales Price	Apr	\$175,000	\$168,000	4.17%	\$140,000	\$126,750	10.45%	--	--	--
	May		\$174,900			\$139,750		--	--	--
	Jun		\$172,000			\$144,750		--	--	--
Average Sales Price	Apr	\$215,560	\$197,908	8.92%	\$145,299	\$142,697	1.82%	--	--	--
	May		\$211,505			\$145,728		--	--	--
	Jun		\$212,456			\$147,401		--	--	--
Total Active Listings Available	Apr	4,382	3,953	10.85%	476	419	13.60%	--	--	--
	May		4,112			419		--	--	--
	Jun		4,388			407		--	--	--
Average Days on Market	Apr	71	70	1.43%	69	80	-13.75%	--	--	--
	May		65			78		--	--	--
	Jun		66			79		--	--	--

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

Market Comparison Albuquerque & Rio Rancho

City of Albuquerque		(DET) 2014	(DET) 2013	Percent Change	City of Rio Rancho		(DET) 2014	(DET) 2013	Percent Change
New Listings	Apr	1,151	987	16.62%	New Listings	Apr	325	267	21.72%
	May		1,025			May		273	
	Jun		1,045			Jun		250	
Pending Sales	Apr	664	839	-20.86%	Pending Sales	Apr	164	278	-41.01%
	May		852			May		254	
	Jun		763			Jun		232	
Closed Sales	Apr	470	503	-6.56%	Closed Sales	Apr	135	132	2.27%
	May		634			May		169	
	Jun		581			Jun		180	
Median Sales Price	Apr	\$181,000	\$170,825	5.96%	Median Sales Price	Apr	\$149,900	\$153,000	-2.03%
	May		\$177,750			May		\$152,500	
	Jun		\$180,000			Jun		\$146,000	
Average Sales Price	Apr	\$223,340	\$202,415	10.34%	Average Sales Price	Apr	\$168,636	\$170,923	-1.34%
	May		\$214,635			May		\$174,803	
	Jun		\$225,405			Jun		\$168,842	
Total Active	Apr	2,535	2,184	16.07%	Total Active	Apr	723	669	8.07%
	May		2,285			May		675	
	Jun		2,491			Jun		663	
Average Days on Market	Apr	69	64	7.81%	Average Days on Market	Apr	64	84	-23.81%
	May		60			May		63	
	Jun		59			Jun		58	

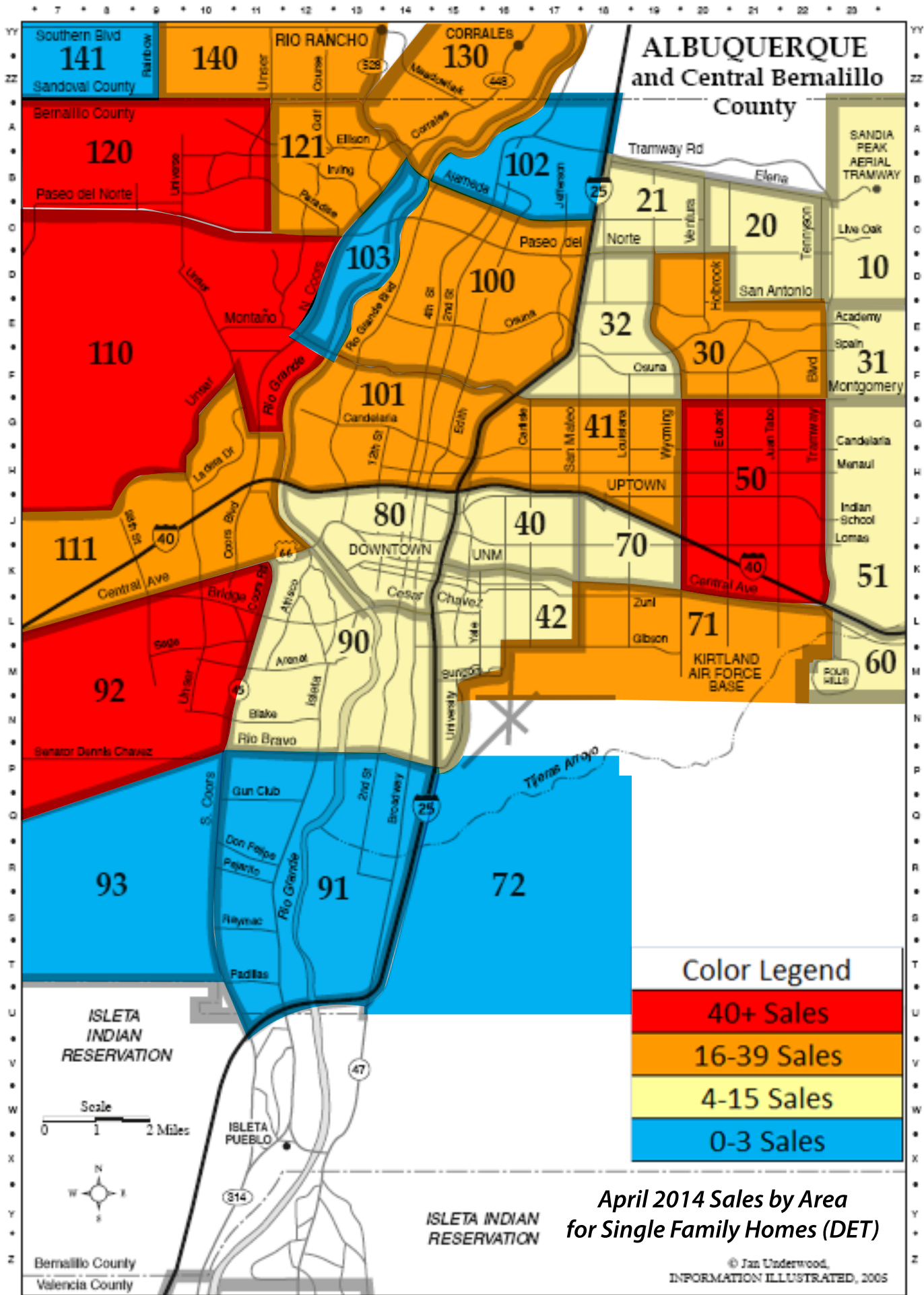
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Comparison

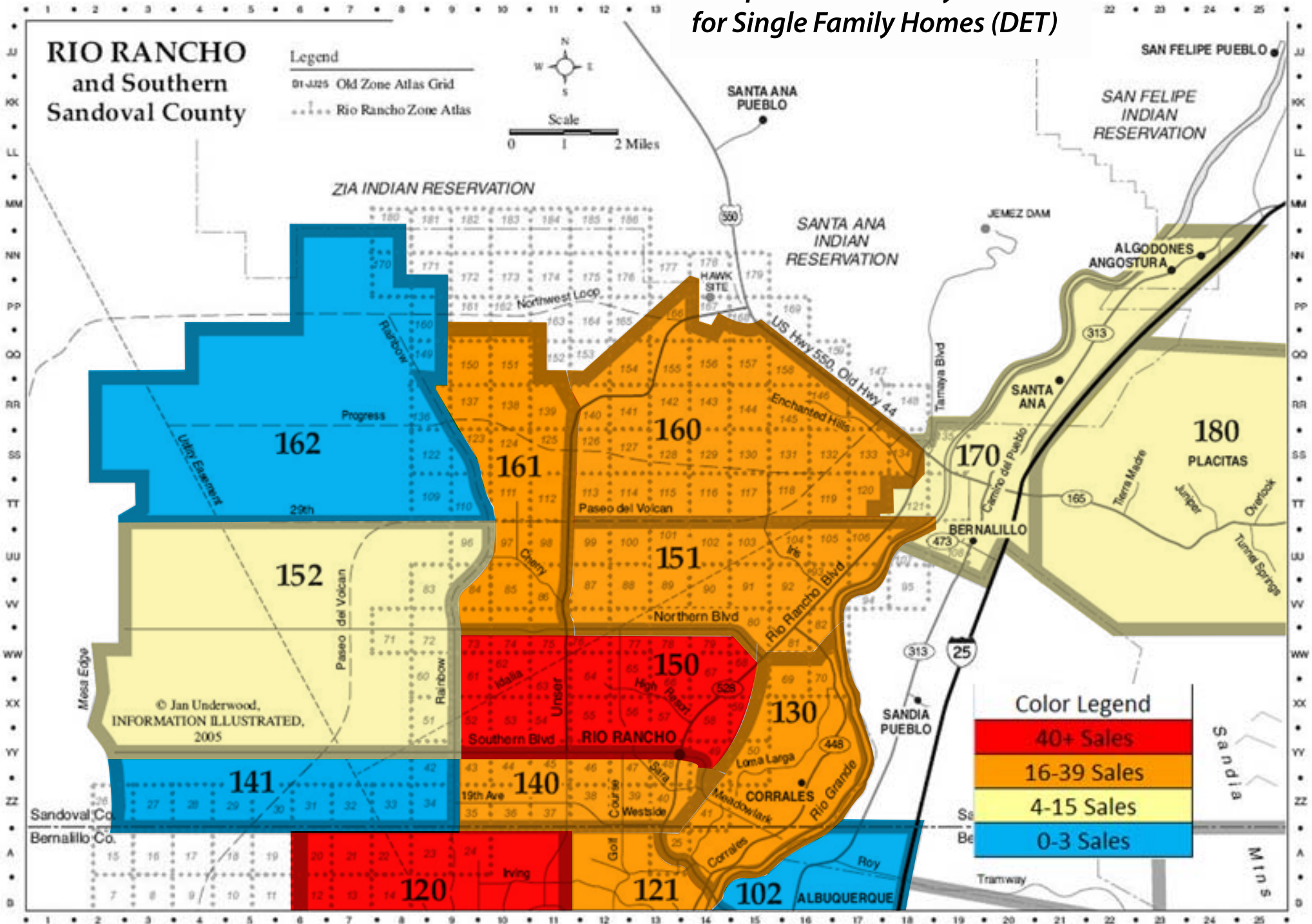
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2014	(DET) 2013	Percent Change	Valencia County		(DET) 2014	(DET) 2013	Percent Change
New Listings	Apr	103	103	0.00%	New Listings	Apr	94	100	-6.00%
	May		101			May		117	
	Jun		116			Jun		91	
Pending Sales	Apr	43	56	-23.21%	Pending Sales	Apr	69	66	4.55%
	May		57			May		63	
	Jun		57			Jun		69	
Closed Sales	Apr	42	34	23.53%	Closed Sales	Apr	38	40	-5.00%
	May		27			May		40	
	Jun		34			Jun		44	
Median Sales Price	Apr	\$179,000	\$206,500	-13.32%	Median Sales Price	Apr	\$100,688	\$117,400	-14.24%
	May		\$237,000			May		\$106,950	
	Jun		\$196,750			Jun		\$139,000	
Average Sales Price	Apr	\$221,661	\$237,342	-6.61%	Average Sales Price	Apr	\$107,020	\$131,914	-18.87%
	May		\$249,030			May		\$133,907	
	Jun		\$201,380			Jun		\$137,965	
Total Active	Apr	409	391	4.60%	Total Active	Apr	401	448	-10.49%
	May		410			May		458	
	Jun		448			Jun		476	
Average Days on Market	Apr	98	95	3.16%	Average Days on Market	Apr	69	72	-4.17%
	May		101			May		88	
	Jun		139			Jun		93	

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

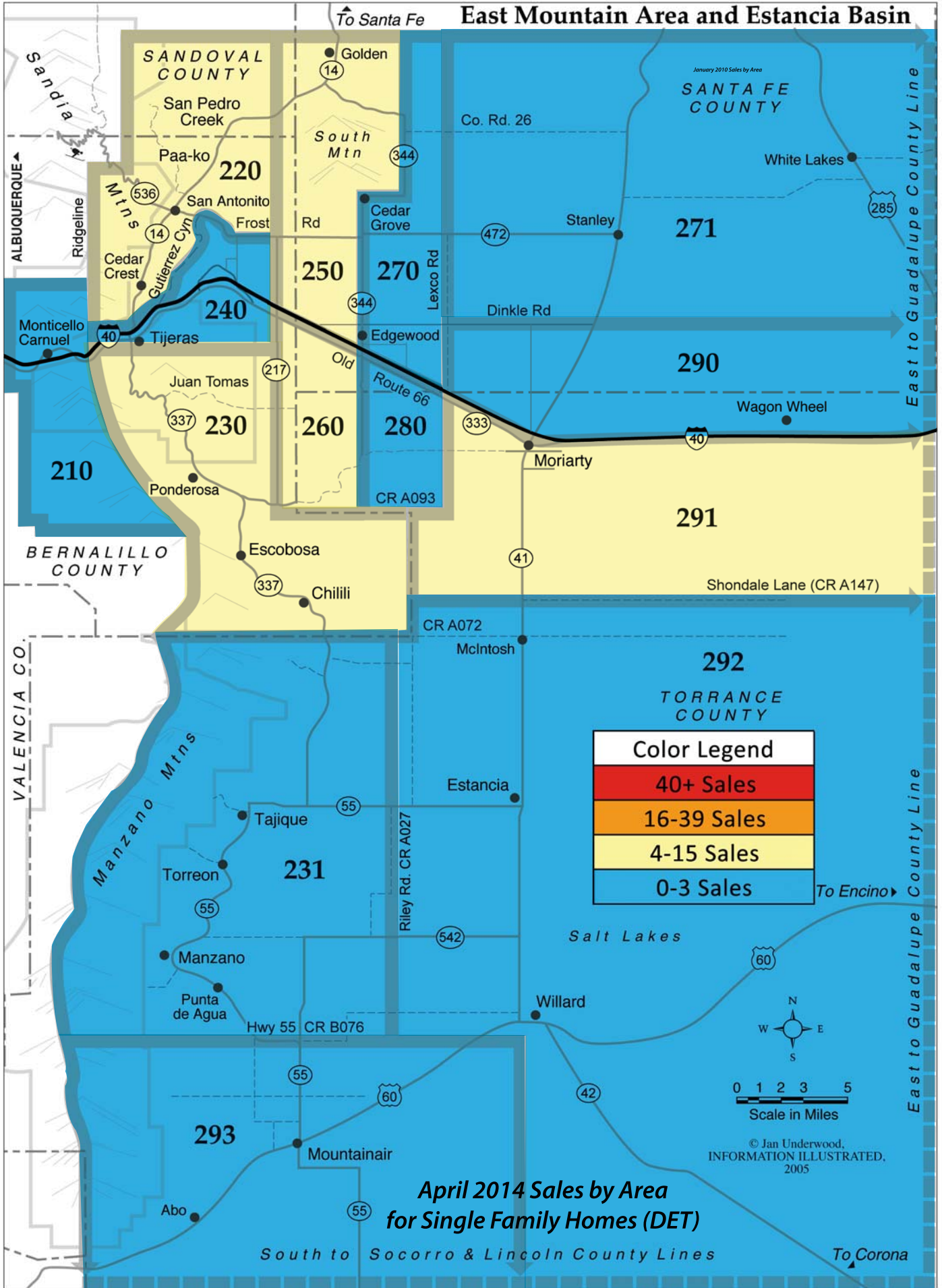


April 2014 Sales by Area for Single Family Homes (DET)



East Mountain Area and Estancia Basin

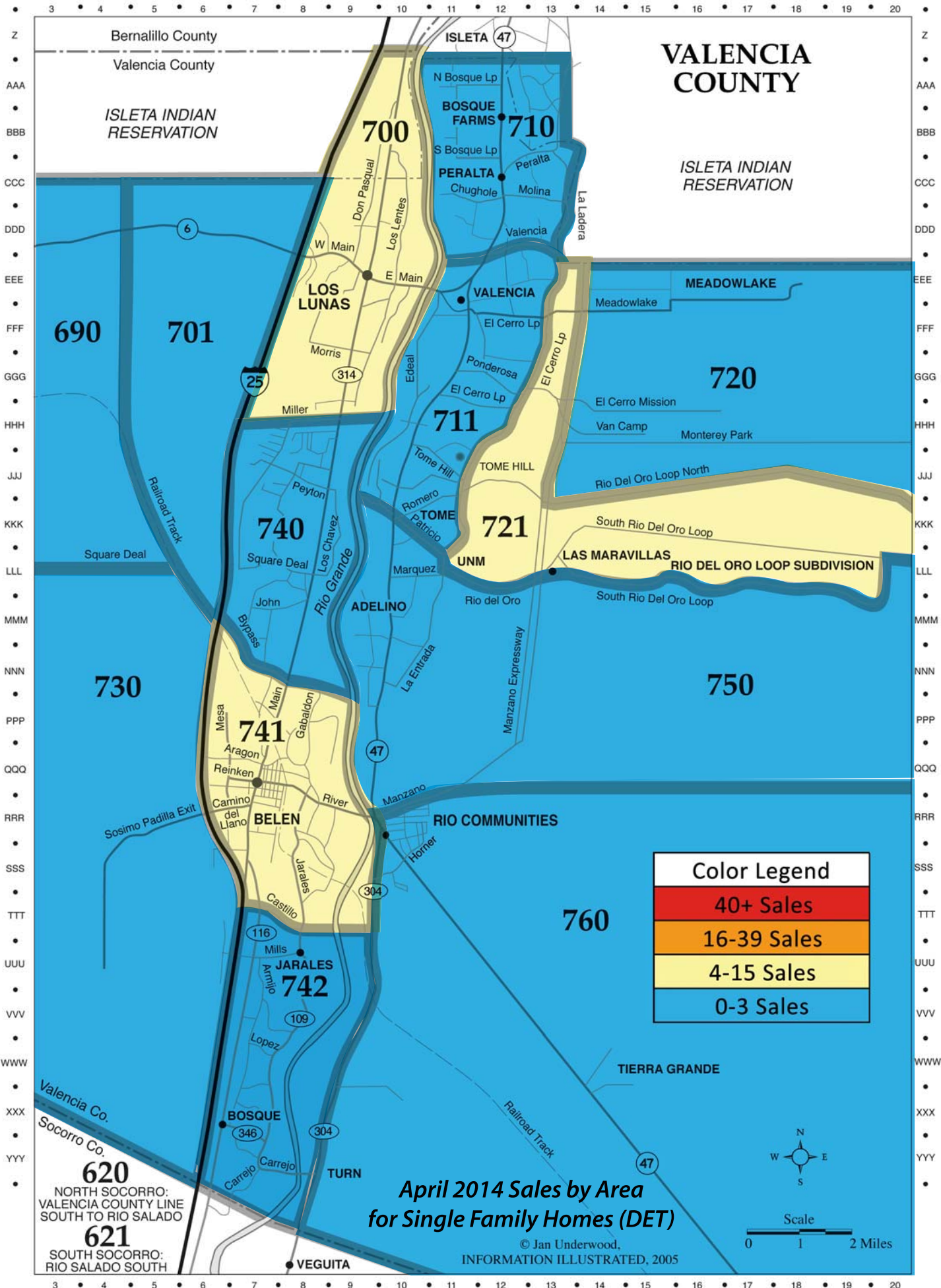
January 2010 Sales by Area



© Jan Underwood, INFORMATION ILLUSTRATED, 2005

South to Socorro & Lincoln County Lines

To Corona



Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

ISLETA 47

BOSQUE FARMS 710

PERALTA

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

721

740

730

741

UNM

750

760

742

RIO COMMUNITIES

BELEN

TIERRA GRANDE

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

VEGUITA

April 2014 Sales by Area for Single Family Homes (DET)

© Jan Underwood, INFORMATION ILLUSTRATED, 2005

