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Monthly Highlights

- Single family detached home sales rose 17.2 percent from the previous year.
- The Average sale price of single family detached homes in August was \$223,533, an increase of 10.8 percent from the previous year.
- Home sales in the City of Rio Rancho rose 53.5 percent compared to August 2012.

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

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Market Inventory

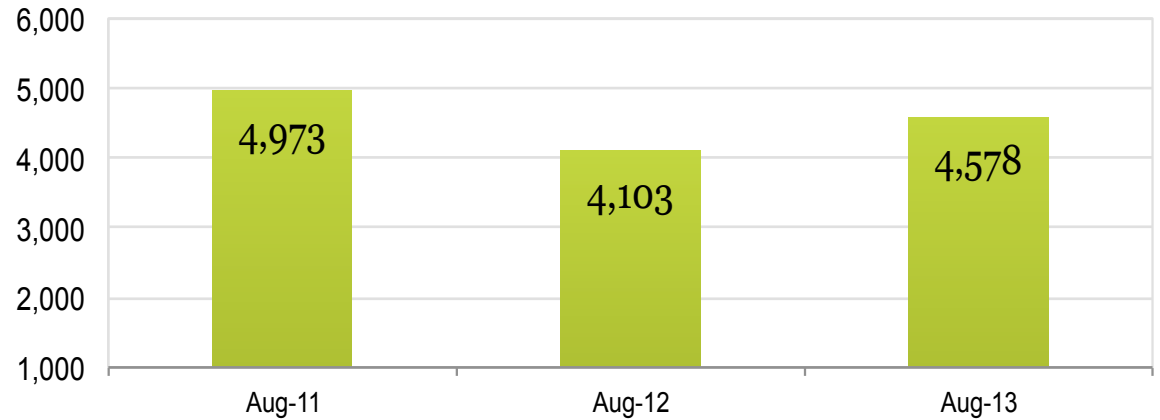
Detached Historical

Year	2011	2012	2013
January	4,791	3,750	3,611
February	4,823	3,668	3,676
March	4,906	3,705	3,809
April	4,981	3,806	3,953
May	5,068	3,986	4,112
June	5,008	4,097	4,388
July	5,082	4,152	4,497
August	4,973	4,103	4,578
September	4,703	4,081	
October	4,469	4,083	
November	4,156	3,902	
December	3,780	3,587	

Attached Historical

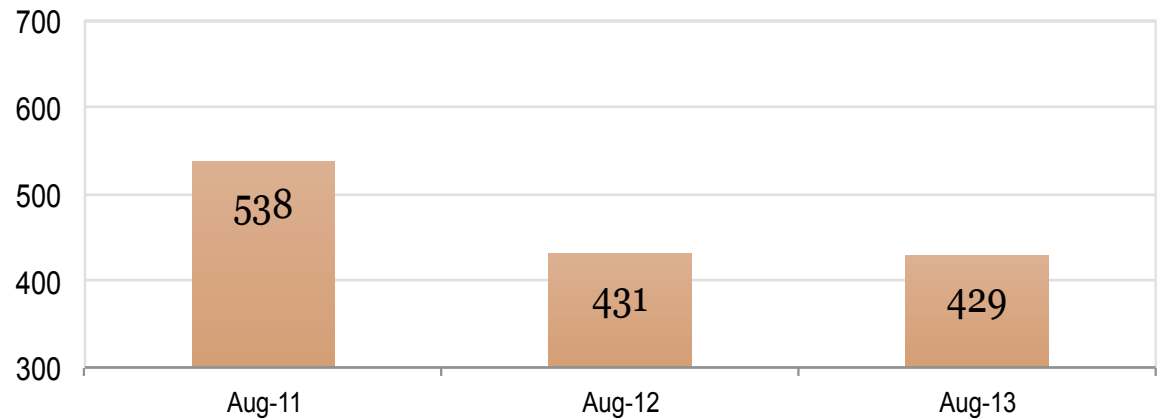
Year	2011	2012	2013
January	505	413	396
February	511	421	386
March	538	412	418
April	530	433	419
May	557	429	419
June	544	431	407
July	554	428	413
August	538	431	429
September	546	437	
October	508	437	
November	487	420	
December	436	393	

Detached homes on market



Detached represents existing single-family detached homes

Attached homes on market



Attached represents existing condo/townhomes attached homes

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)

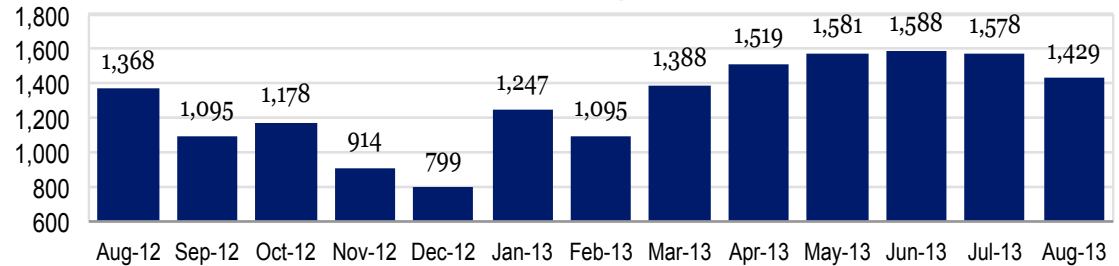
Market Activity

Month	New	Pending	Closed
Aug-12	1,368	1,027	731
Sep-12	1,095	884	653
Oct-12	1,178	900	673
Nov-12	914	779	552
Dec-12	799	720	607
Jan-13	1,247	969	480
Feb-13	1,095	913	542
Mar-13	1,388	1,108	672
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

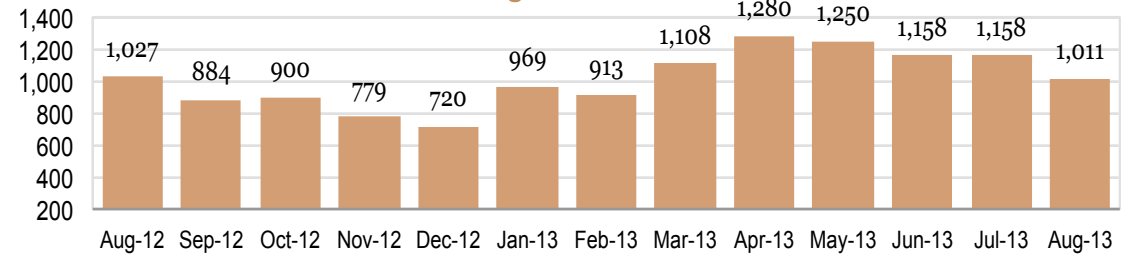
Change from last month/year

	Aug-13	Jul-13	Aug-12
New	1,429	1,578	1,368
% Change	-	-9.44%	4.46%
Pending	1,011	1,158	1,027
% Change	-	-12.69%	-1.56%
Closed	857	939	731
% Change	-	-8.73%	17.24%

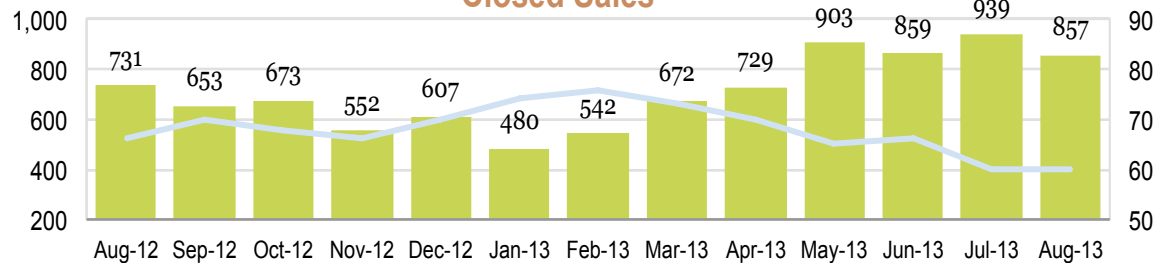
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for August 2013 detached sales was 60.

Data is for single-family detached homes

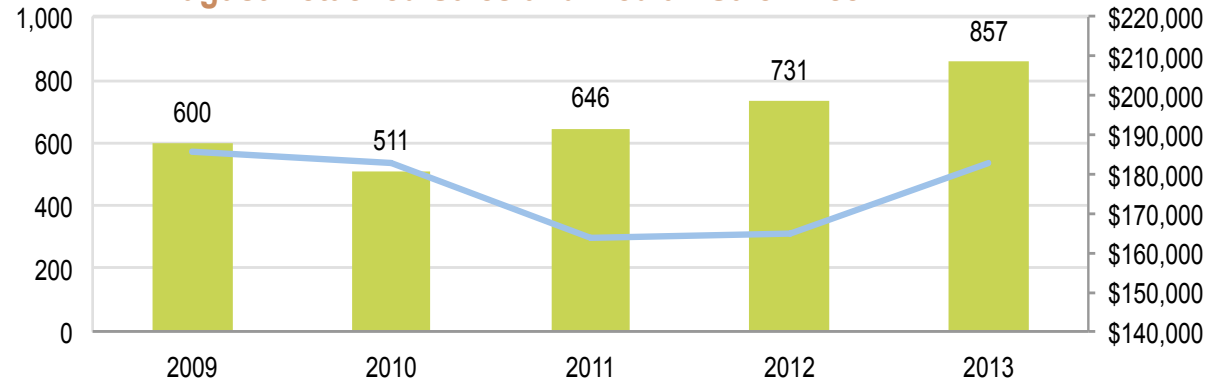
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Aug-12	Aug-13
10-121	Albuquerque	516	579
130	Corrales	9	11
140-162	Rio Rancho	116	178
180	Bernalillo	5	10
190	Placitas	7	9
210-293	E. Mountains	38	23
690-760	Valencia Co.	40	47
Total	All	731	857

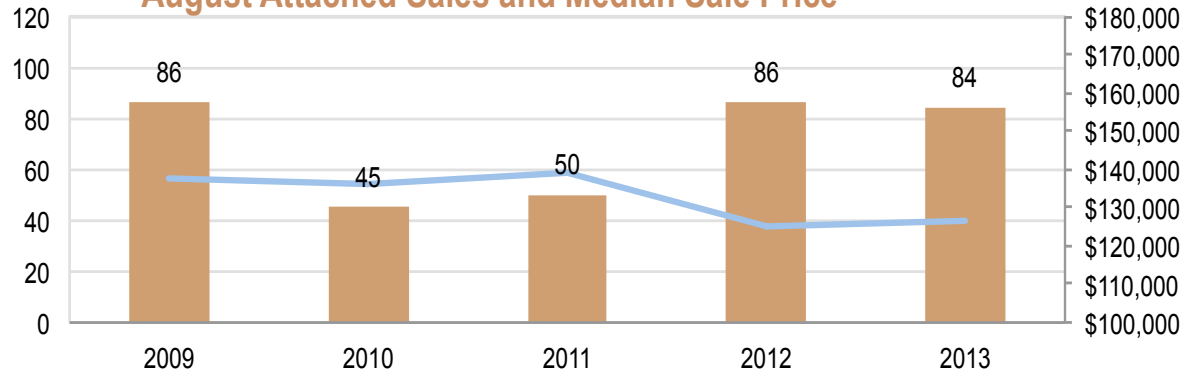
August Detached Sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Aug-12	Aug-13
10-121	Albuquerque	79	70
130	Corrales	0	0
140-162	Rio Rancho	4	10
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	3	4
Total	All	86	84

August Attached Sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

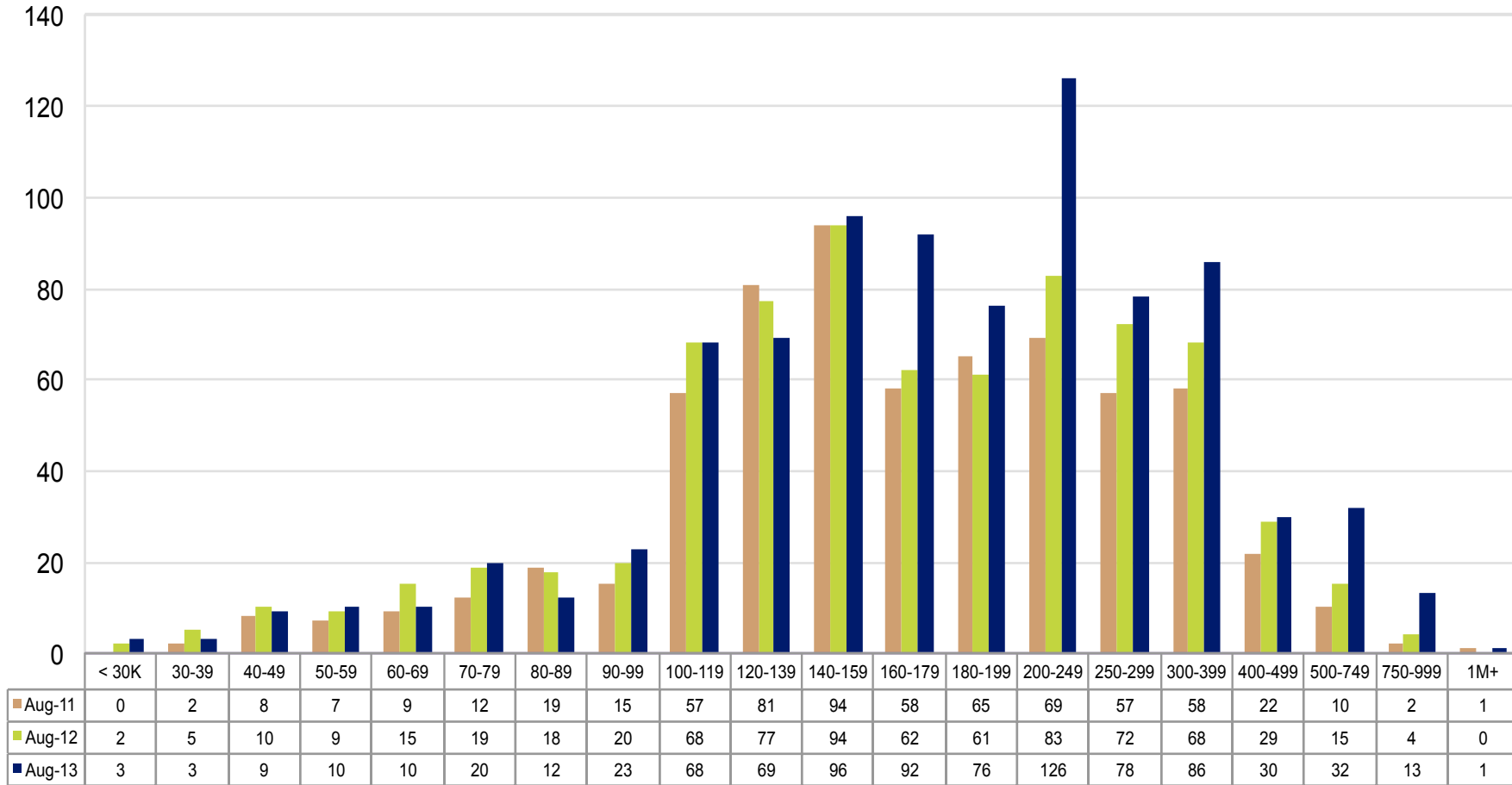
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
August historical (in thousands)



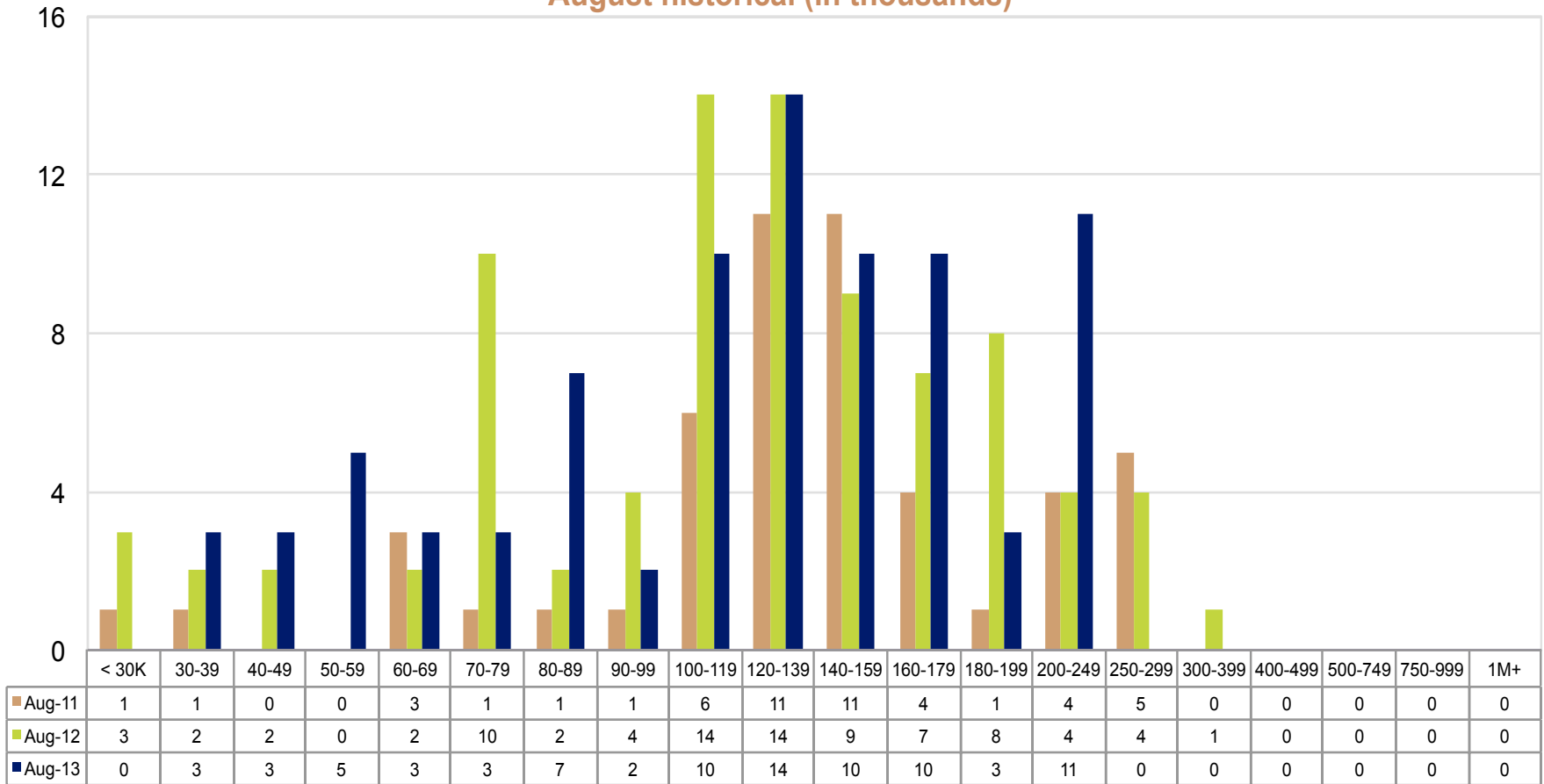
Top Selling Price Range for Detached Homes (for August 2013)

\$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
August historical (in thousands)



Top Selling Price Ranges for Attached Homes (for August 2013)

\$120,000 - \$139,999

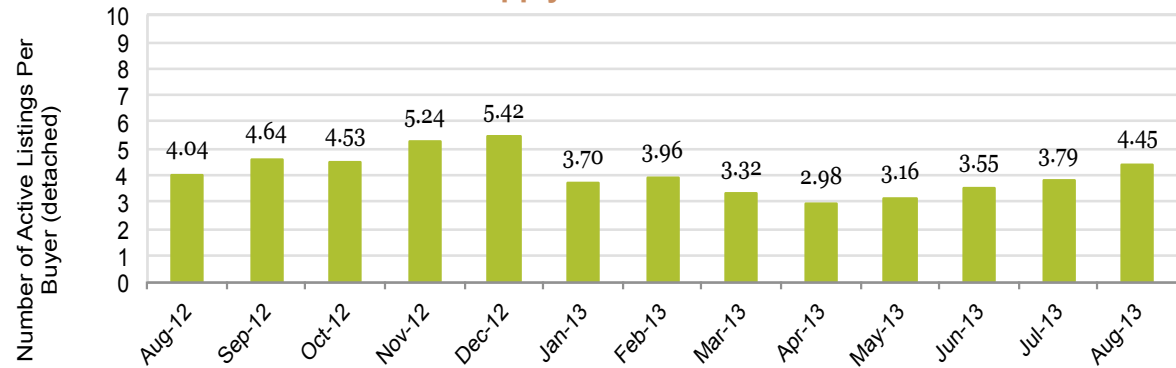
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Indicators

Supply-Demand

Year	2011	2012	2013
January	6.92	4.52	3.70
February	6.82	4.04	3.96
March	5.34	3.59	3.32
April	5.43	3.58	2.98
May	5.54	3.82	3.16
June	5.43	3.81	3.55
July	6.14	3.88	3.79
August	5.79	4.04	4.45
September	6.15	4.64	
October	5.99	4.53	
November	5.99	5.24	
December	6.90	5.42	

Supply-Demand

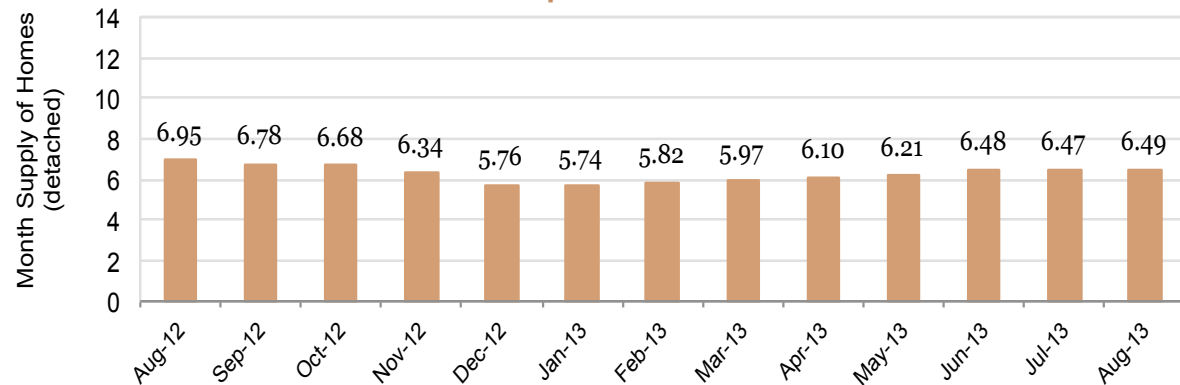


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

Absorption Rate

Year	2011	2012	2013
January	8.86	6.80	5.74
February	8.88	6.56	5.82
March	9.12	6.60	5.97
April	9.42	6.74	6.10
May	9.74	6.95	6.21
June	9.72	7.12	6.48
July	9.76	7.12	6.47
August	9.35	6.95	6.49
September	8.79	6.78	
October	8.21	6.68	
November	7.61	6.34	
December	6.91	5.76	

Absorption Rate



The Absorption Rate measures how long it will take to exhaust or sell the current housing inventory. An average market is traditionally a six-month supply.

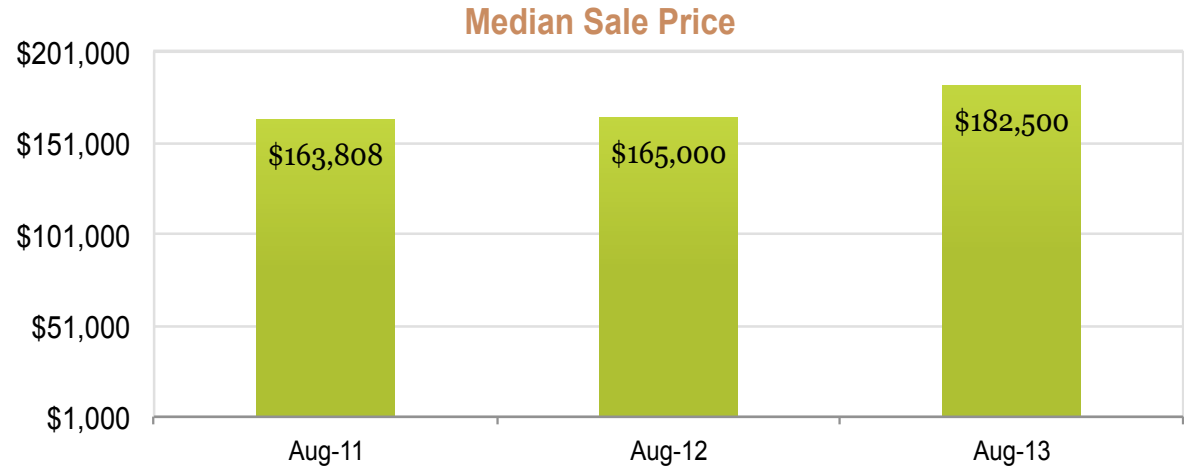
Data is for single-family detached homes

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

Home Sales Prices

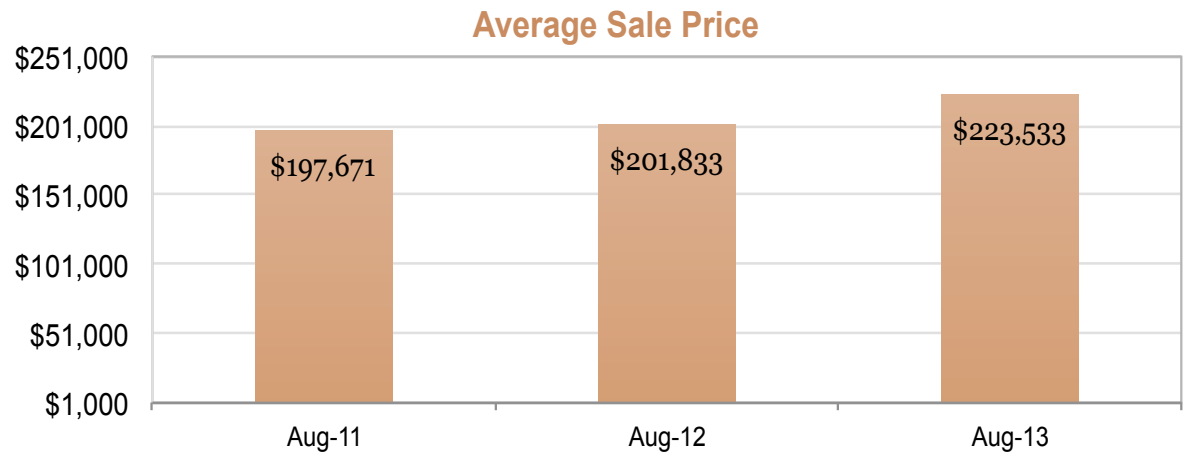
Median Sale Price

Year	2011	2012	2013
January	\$172,000	\$165,000	\$158,000
February	\$171,750	\$161,500	\$168,500
March	\$162,000	\$159,000	\$175,000
April	\$165,000	\$174,775	\$168,000
May	\$165,000	\$175,000	\$174,900
June	\$166,500	\$172,700	\$172,000
July	\$178,000	\$175,000	\$182,000
August	\$163,808	\$165,000	\$182,500
September	\$171,500	\$172,000	
October	\$167,000	\$166,300	
November	\$160,000	\$165,000	
December	\$160,000	\$169,500	



Average Sale Price

Year	2011	2012	2013
January	\$201,239	\$194,352	\$186,051
February	\$220,299	\$195,165	\$203,514
March	\$199,683	\$189,676	\$202,605
April	\$196,321	\$211,186	\$197,908
May	\$198,091	\$211,213	\$211,505
June	\$207,042	\$207,679	\$212,456
July	\$210,788	\$210,685	\$222,505
August	\$197,671	\$201,833	\$223,533
September	\$196,402	\$203,016	
October	\$201,874	\$202,827	
November	\$194,830	\$204,653	
December	\$195,861	\$211,191	



Data is for single-family detached homes

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August Home Sales Prices - Year to Year

Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2002	\$137,000	5.38%
2003	\$141,500	3.28%
2004	\$149,900	5.94%
2005	\$171,000	14.08%
2006	\$196,500	14.91%
2007	\$208,000	5.85%
2008	\$195,000	-6.25%
2009	\$186,000	-4.62%
2010	\$182,500	-1.88%
2011	\$163,808	-10.24%
2012	\$165,000	0.73%
2013	\$182,500	10.61%

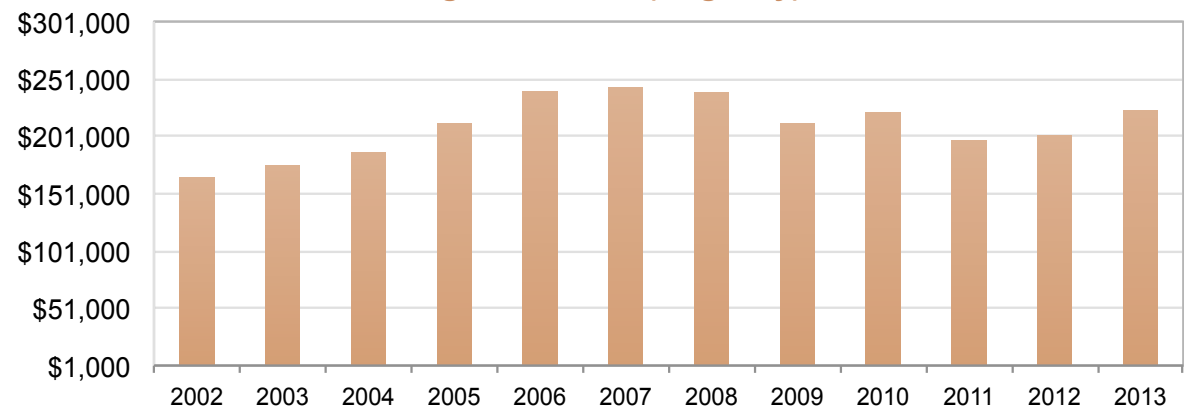
Median Sale Price (Aug only)



Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2002	\$164,751	5.61%
2003	\$175,730	6.66%
2004	\$186,907	6.36%
2005	\$212,127	13.49%
2006	\$240,218	13.24%
2007	\$243,411	1.33%
2008	\$239,018	-1.80%
2009	\$211,969	-11.32%
2010	\$221,379	4.44%
2011	\$197,671	-10.71%
2012	\$201,833	2.11%
2013	\$223,533	10.75%

Average Sale Price (Aug 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.

Listing Activity by Zip Code (August)

August 2013 Listing 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
80715	1	0	0.00%	87056	7	0	0.00%	87114	373	82	9.57%
87001	6	0	0.00%	87059	110	9	1.05%	87120	339	69	8.05%
87002	185	10	1.17%	87060	1	0	0.00%	87121	237	69	8.05%
87004	73	10	1.17%	87061	6	0	0.00%	87122	150	31	3.62%
87006	2	0	0.00%	87062	1	0	0.00%	87123	169	39	4.55%
87008	38	2	0.23%	87063	1	0	0.00%	87124	404	93	10.85%
87015	140	7	0.82%	87068	26	2	0.23%	87144	326	85	9.92%
87016	16	0	0.00%	87102	54	8	0.93%	88318	1	0	0.00%
87023	3	1	0.12%	87104	81	7	0.82%				
87026	4	1	0.12%	87105	146	21	2.45%				
87031	251	33	3.85%	87106	73	15	1.75%				
87032	2	0	0.00%	87107	158	20	2.33%				
87035	29	0	0.00%	87108	82	22	2.57%				
87036	23	0	0.00%	87109	79	25	2.92%				
87042	14	1	0.12%	87110	155	43	5.02%				
87043	122	9	1.05%	87111	219	68	7.93%				
87047	84	5	0.58%	87112	202	34	3.97%				
87048	124	11	1.28%	87113	61	25	2.92%				

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.

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Market Overview

2013		(DET) 2013	(DET) 2012	Percent Change	(ATT) 2013	(ATT) 2012	Percent Change	(DET+ATT) 2013 Year-to- Date	(DET+ATT) 2012 Year-to- Date	Percent Change
New Listings	Jul	1,578	1,248	26.44%	156	111	40.54%	10,802	9,325	15.84%
	Aug	1,429	1,368	4.46%	152	137	10.95%	12,383	10,830	14.34%
	Sep		1,095			116			12,041	
Pending Sales	Jul	1,158	1,057	9.56%	115	79	45.57%	8,556	7,513	13.88%
	Aug	1,011	1,027	-1.56%	112	101	10.89%	9,679	8,641	12.01%
	Sep		884			74			9,599	
Closed Sales	Jul	939	719	30.60%	107	55	94.55%	5,645	4,642	21.61%
	Aug	857	731	17.24%	84	86	-2.33%	6,586	5,459	20.64%
	Sep		653			61			6,173	
Dollar Volume of Closed Sales (in millions)	Jul	\$209.0	\$151.5	37.95%	\$15.0	\$7.8	92.31%	\$1,136.6	\$922.5	23.21%
	Aug	\$191.6	\$147.5	29.90%	\$10.9	\$11.3	-3.54%	\$1,339.1	\$1,081.3	23.84%
	Sep		\$132.6			\$8.8			\$1,222.7	
Median Sales Price	Jul	\$182,000	\$175,000	4.00%	\$129,900	\$149,500	-13.11%			
	Aug	\$182,500	\$165,000	10.61%	\$126,500	\$125,000	1.20%	--	--	--
	Sep		\$172,000			\$134,000				
Average Sales Price	Jul	\$222,505	\$210,685	5.61%	\$139,787	\$142,542	-1.93%			
	Aug	\$223,533	\$201,833	10.75%	\$129,882	\$131,744	-1.41%	--	--	--
	Sep		\$203,016			\$144,878				
Total Active Listings Available	Jul	4,497	4,152	8.31%	413	428	-3.50%			
	Aug	4,578	4,103	11.58%	429	431	-0.46%	--	--	--
	Sep		4,081			437				
Average Days on Market	Jul	60	65	-7.69%	60	94	-36.17%			
	Aug	60	66	-9.09%	59	89	-33.71%	--	--	--
	Sep		70			73				

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) 2013	(DET) 2012	Percent Change	City of Rio Rancho		(DET) 2013	(DET) 2012	Percent Change
New Listings	Jul	1,045	839	24.55%	New Listings	Jul	268	202	32.67%
	Aug	893	863	3.48%		Aug	250	246	1.63%
	Sep		697			Sep		175	
Pending Sales	Jul	777	711	9.28%	Pending Sales	Jul	230	188	22.34%
	Aug	689	701	-1.71%		Aug	182	195	-6.67%
	Sep		643			Sep		134	
Closed Sales	Jul	642	511	25.64%	Closed Sales	Jul	178	117	52.14%
	Aug	579	516	12.21%		Aug	178	116	53.45%
	Sep		454			Sep		113	
Median Sales Price	Jul	\$190,000	\$172,500	10.14%	Median Sales Price	Jul	\$150,108	\$166,000	-9.57%
	Aug	\$185,000	\$165,000	12.12%		Aug	\$175,115	\$156,130	12.16%
	Sep		\$175,050			Sep		\$152,500	
Average Sales Price	Jul	\$229,957	\$209,217	9.91%	Average Sales Price	Jul	\$178,300	\$179,019	-0.40%
	Aug	\$231,706	\$203,021	14.13%		Aug	\$188,681	\$172,739	9.23%
	Sep		\$207,969			Sep		\$167,771	
Total Active	Jul	2,544	2,471	2.95%	Total Active	Jul	695	596	16.61%
	Aug	2,569	2,415	6.38%		Aug	732	600	22.00%
	Sep		2,373			Sep		610	
Average Days on Market	Jul	51	57	-10.53%	Average Days on Market	Jul	62	69	-10.14%
	Aug	48	60	-20.00%		Aug	57	59	-3.39%
	Sep		62			Sep		60	

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

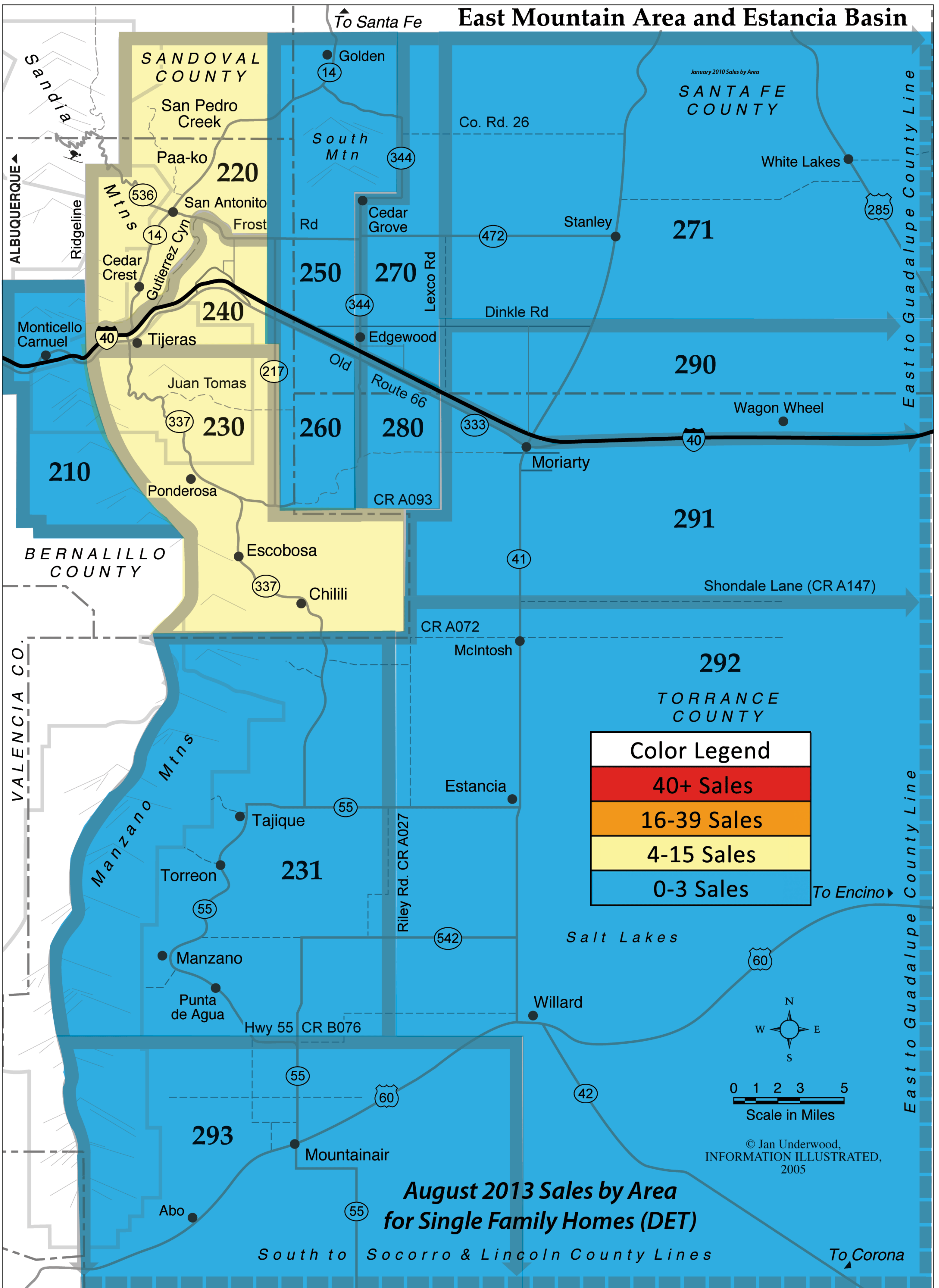
Market Comparison

East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2013	(DET) 2012	Percent Change	Valencia County		(DET) 2013	(DET) 2012	Percent Change
New Listings	Jul	91	85	7.06%	New Listings	Jul	102	75	36.00%
	Aug	97	91	6.59%		Aug	110	100	10.00%
	Sep		68			Sep		99	
Pending Sales	Jul	52	56	-7.14%	Pending Sales	Jul	64	73	-12.33%
	Aug	40	43	-6.98%		Aug	63	53	18.87%
	Sep		29			Sep		44	
Closed Sales	Jul	46	34	35.29%	Closed Sales	Jul	45	32	40.63%
	Aug	23	38	-39.47%		Aug	47	40	17.50%
	Sep		32			Sep		32	
Median Sales Price	Jul	\$210,000	\$227,000	-7.49%	Median Sales Price	Jul	\$127,000	\$132,450	-4.11%
	Aug	\$250,000	\$217,380	15.01%		Aug	\$110,000	\$147,000	-25.17%
	Sep		\$230,000			Sep		\$159,000	
Average Sales Price	Jul	\$205,355	\$272,919	-24.76%	Average Sales Price	Jul	\$174,088	\$151,143	15.18%
	Aug	\$256,117	\$230,326	11.20%		Aug	\$129,512	\$161,397	-19.76%
	Sep		\$241,034			Sep		\$167,155	
Total Active	Jul	467	415	12.53%	Total Active	Jul	475	404	17.57%
	Aug	469	420	11.67%		Aug	485	416	16.59%
	Sep		410			Sep		424	
Average Days on Market	Jul	99	92	7.61%	Average Days on Market	Jul	103	99	4.04%
	Aug	140	117	19.66%		Aug	93	78	19.23%
	Sep		135			Sep		124	

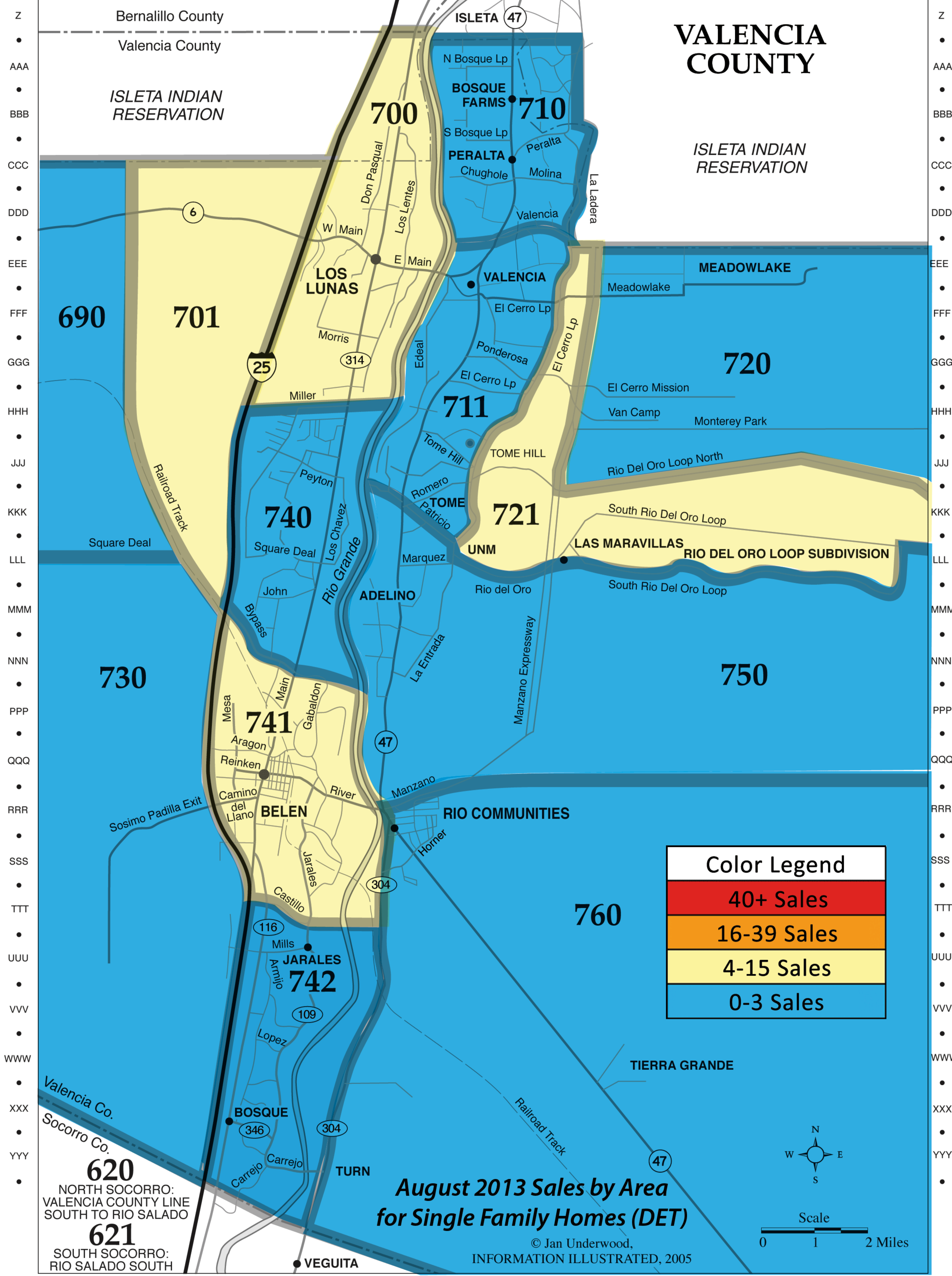
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

East Mountain Area and Estancia Basin



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3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20



Z
AAA
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QQQ
RRR
SSS
TTT
UUU
VVV
WWW
XXX
YYY

Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

ISLETA 47

N Bosque Lp
BOSQUE FARMS 710
S Bosque Lp
PERALTA
Chughole
Molina
Valencia
La Ladera

700
701
711
720
721
730
740
741
742
750
760

LOS LUNAS
VALENCIA
TOME HILL
TOME PATRICIO
ADELINO
RIO COMMUNITIES
BELEN
JARALES
VEGUITA

Don Pasqual
Los Lentos
W Main
E Main
Morris
Miller
Edeal
Ponderosa
El Cerro Lp
El Cerro Lp
Tome Hill
Romero
Patricio
Marquez
La Entrada
Manzano Expressway
Manzano

MEADOWLAKE
Meadowlake
El Cerro Mission
Van Camp
Monterey Park
Rio Del Oro Loop North
South Rio Del Oro Loop
LAS MARAVILLAS
RIO DEL ORO LOOP SUBDIVISION
South Rio Del Oro Loop

6
25
314
47
304
116
109
346
304

Railroad Track
Square Deal
Bypass
Mesa
Aragon
Reinken
Camino del Llano
Castillo
Lopez
Carrejo

Valencia Co.
Socorro Co.

NORTH SOCORRO: VALENCIA COUNTY LINE SOUTH TO RIO SALADO
SOUTH SOCORRO: RIO SALADO SOUTH

TIERRA GRANDE

3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20