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Monthly Highlights

- Single-family detached sales prices increased 9.14% (Median) and 4.13% (Average) from the previous year.
- Single-family detached home sales rose 7.91% from December 2012.

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Monthly
Market
REPORT
Dec
2013

Contact

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Phone 505-750-0059

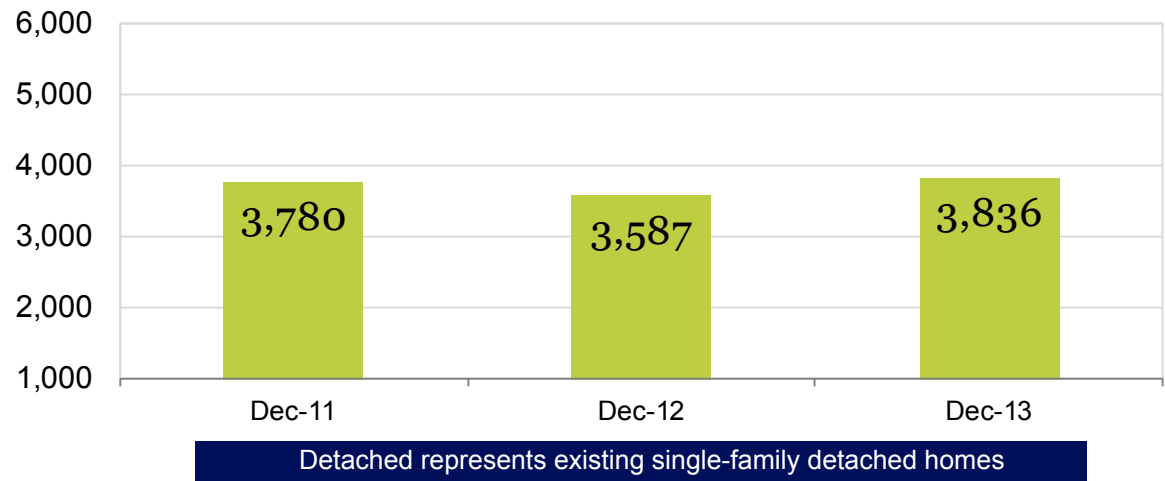
Email president@gaar.com

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	4,608
October	4,469	4,083	4,439
November	4,156	3,902	4,255
December	3,780	3,587	3,836

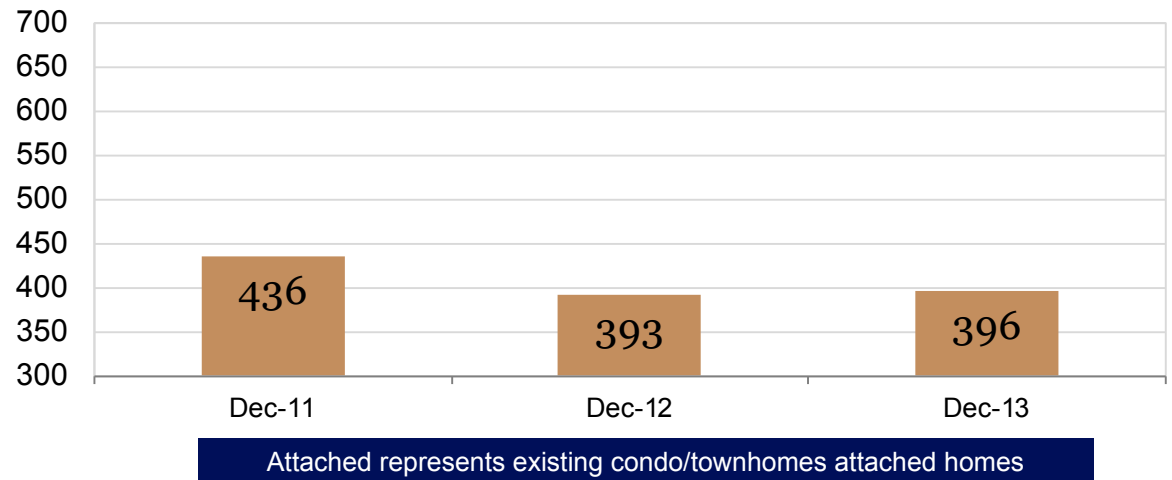
Detached homes on market



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	427
October	508	437	429
November	487	420	402
December	436	393	396

Attached homes on market



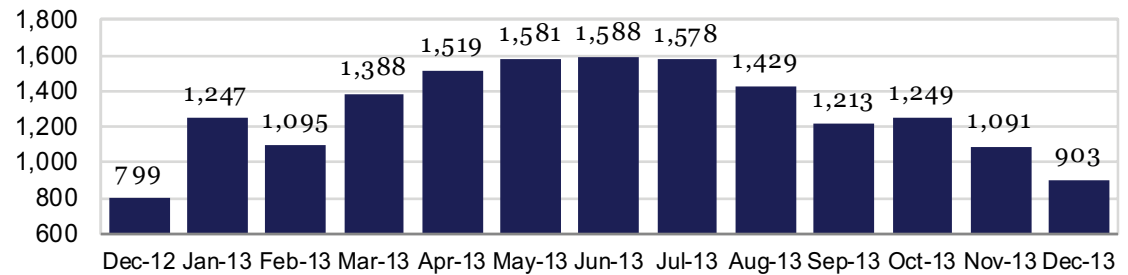
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Activity (New, Pending, Closed)

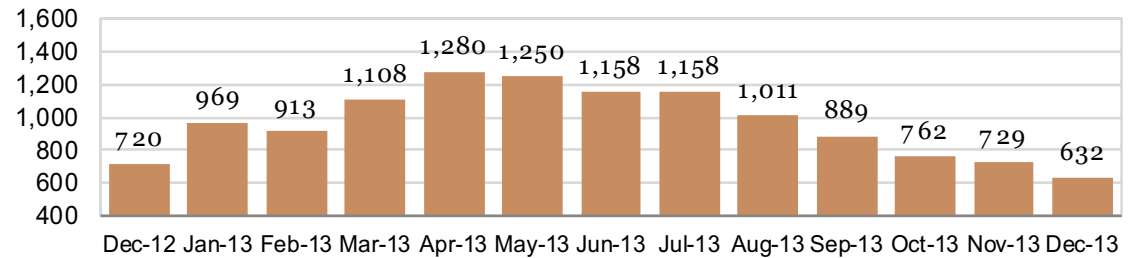
Market Activity

Month	New	Pending	Closed
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
Sep-13	1,213	889	769
Oct-13	1,249	762	723
Nov-13	1,091	729	566
Dec-13	903	632	655

New Listings



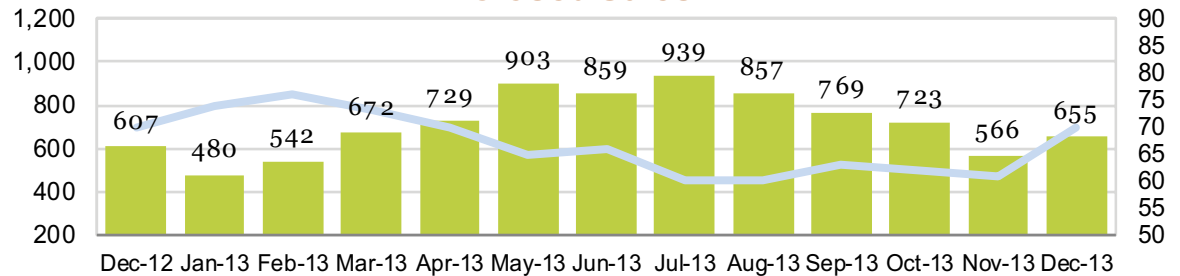
Pending Sales



Change from last month/year

	Dec-13	Nov-13	Dec-12
New	903	1,091	799
% Change	-	-17.23%	13.02%
Pending	632	729	720
% Change	-	-13.31%	-12.22%
Closed	655	566	607
% Change	-	15.72%	7.91%

Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for December 2013 detached sales was 70.

Data is for single-family detached homes

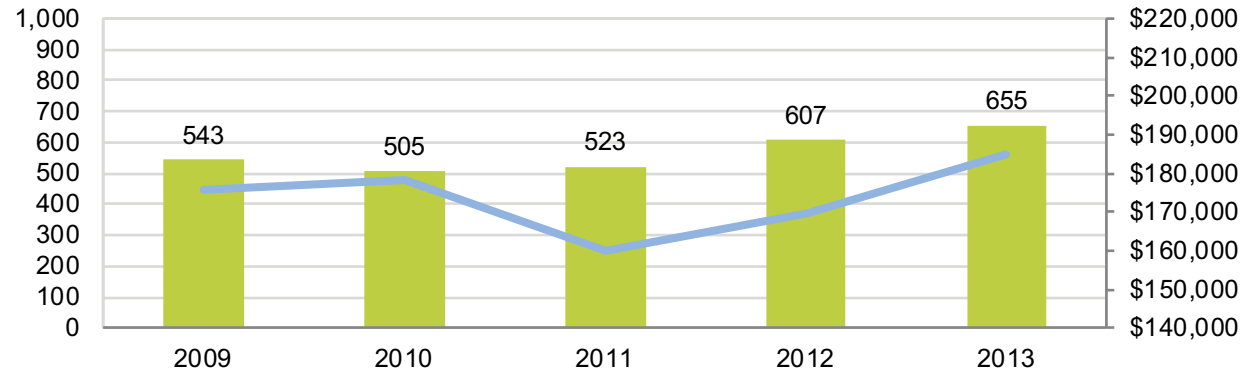
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Dec-12	Dec-13
10-121	Albuquerque	437	421
130	Corrales	9	13
140-162	Rio Rancho	101	132
180	Bernalillo	7	10
190	Placitas	4	11
210-293	E. Mountains	24	34
690-760	Valencia Co.	25	34
Total	All	607	655

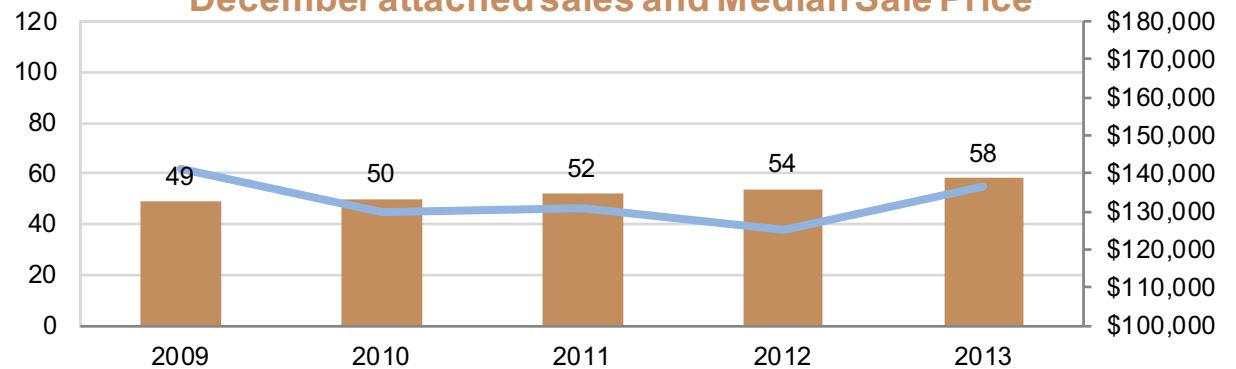
December detached sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Dec-12	Dec-13
10-121	Albuquerque	48	51
130	Corrales	0	0
140-162	Rio Rancho	4	4
180	Bernalillo	0	1
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	2	2
Total	All	54	58

December attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

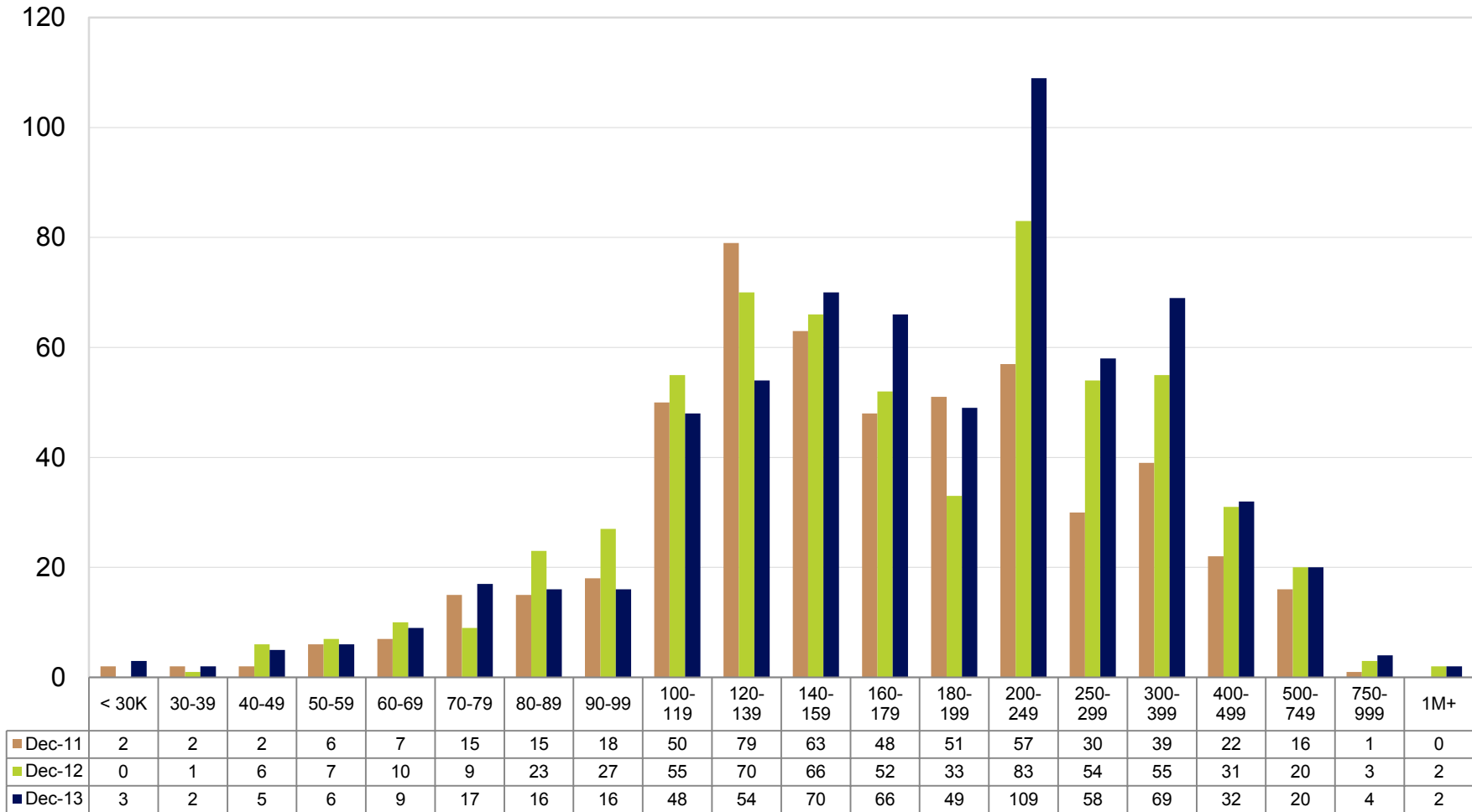
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
December historical (in thousands)



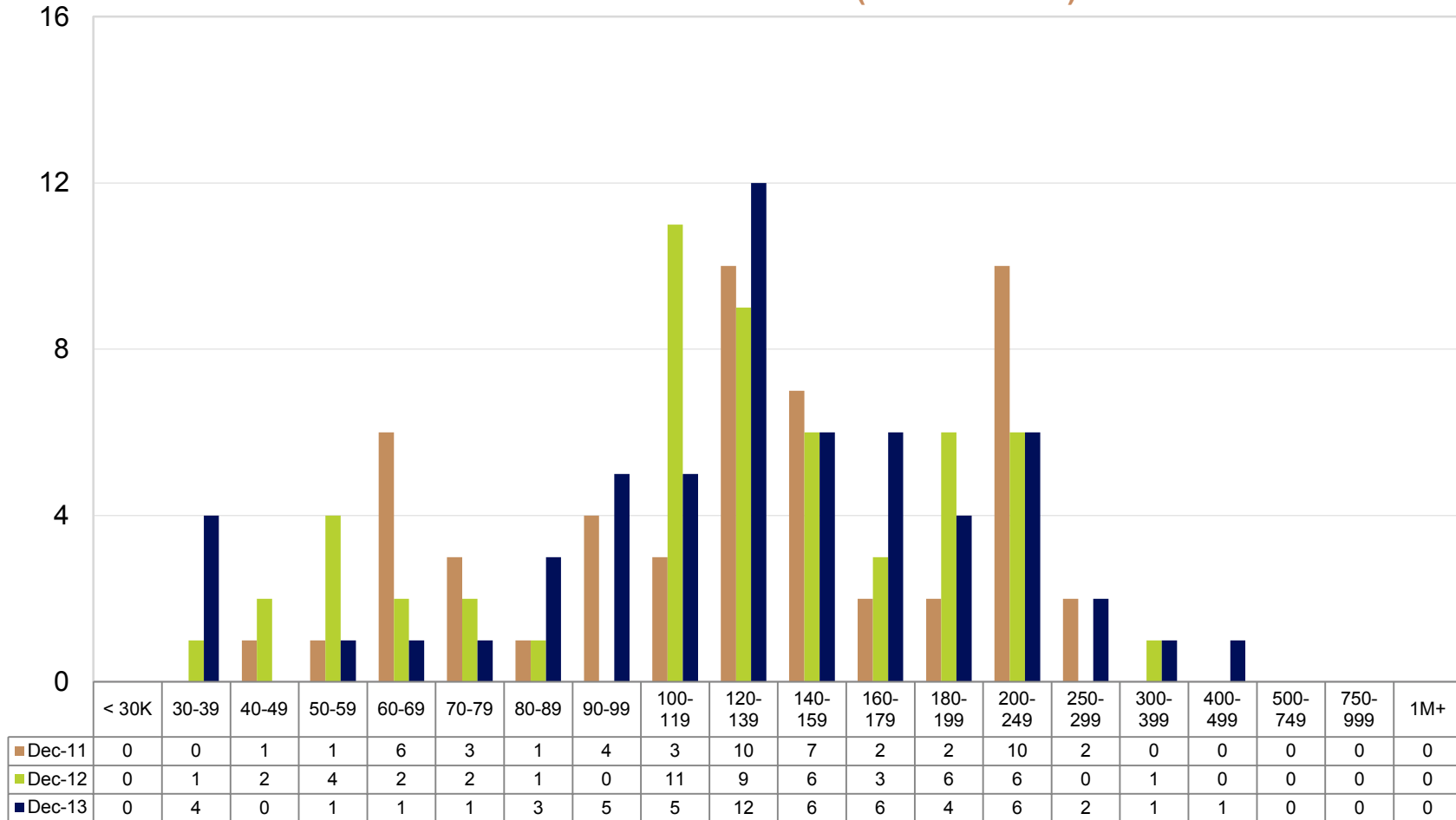
Top Selling Price Range for Detached Homes (for December 2013)

\$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
December historical (in thousands)



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

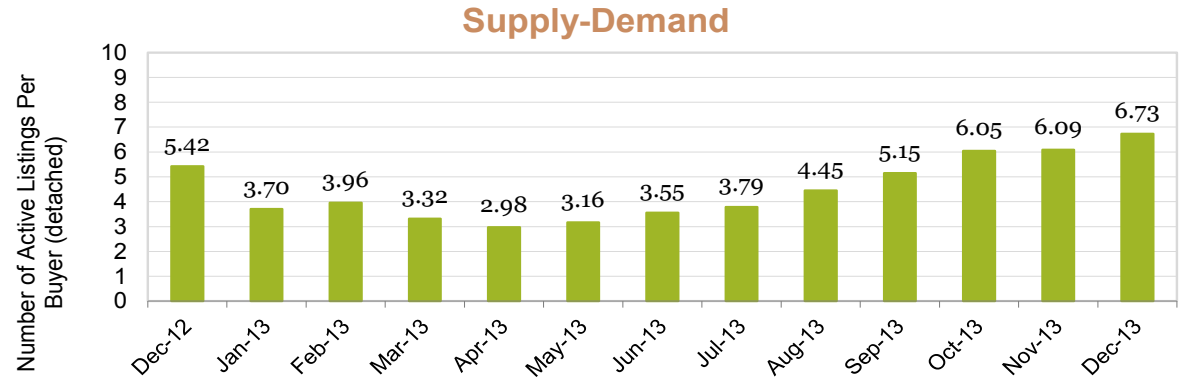
\$120,000 - \$139,999

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

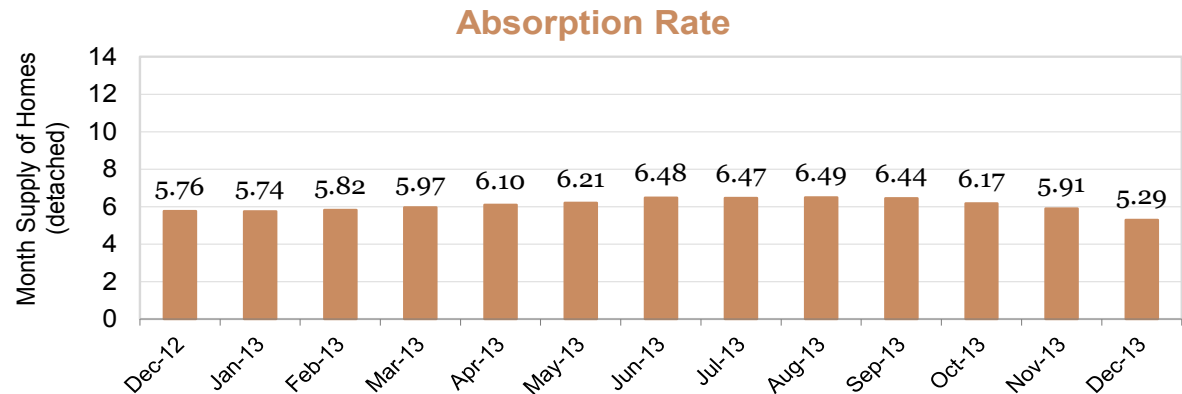
Year	2011	2012	2013
January	6.92	4.52	3.70
February	6.82	4.04	3.96
March	5.34	3.59	3.32
April	5.43	3.58	2.98
May	5.54	3.82	3.16
June	5.43	3.81	3.55
July	6.14	3.88	3.79
August	5.79	4.04	4.45
September	6.15	4.64	5.15
October	5.99	4.53	6.05
November	5.99	5.24	6.09
December	6.90	5.42	6.73



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	6.44
October	8.21	6.68	6.17
November	7.61	6.34	5.91
December	6.91	5.76	5.29



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.

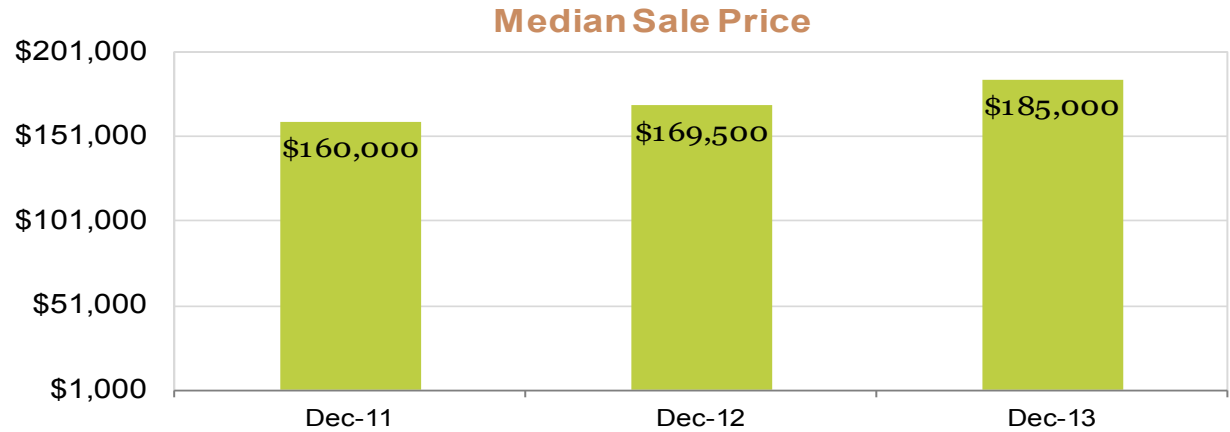
Data is for single-family detached homes

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Home Sales Prices

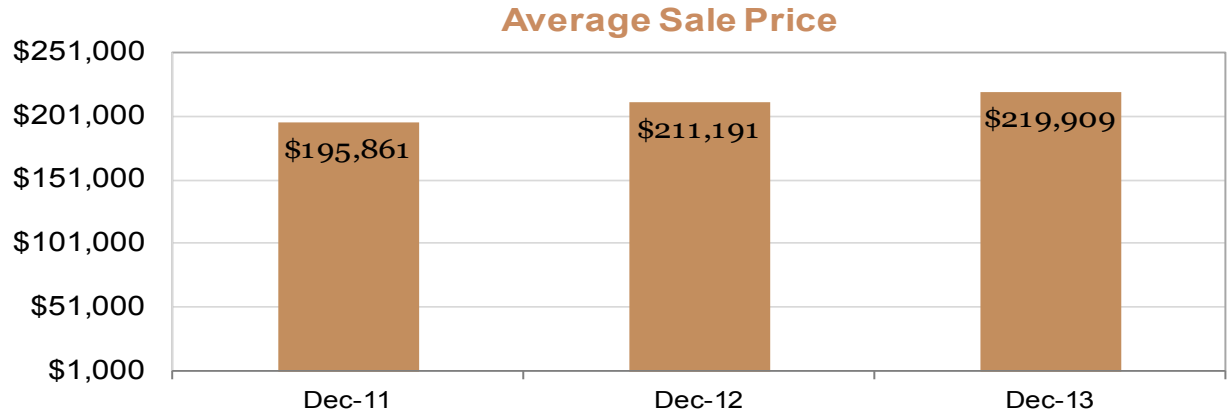
Median Sale Price

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	\$177,500
October	\$167,000	\$166,300	\$166,000
November	\$160,000	\$165,000	\$170,000
December	\$160,000	\$169,500	\$185,000



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	\$212,307
October	\$201,874	\$202,827	\$208,152
November	\$194,830	\$204,653	\$207,986
December	\$195,861	\$211,191	\$219,909



Data is for single-family detached homes

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December Home Sales Prices - Year to Year

Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2002	\$138,000	1.10%
2003	\$141,000	2.17%
2004	\$150,000	6.38%
2005	\$175,000	16.67%
2006	\$199,500	14.00%
2007	\$200,000	0.25%
2008	\$179,900	-10.05%
2009	\$175,875	-2.24%
2010	\$178,433	1.45%
2011	\$160,000	-10.33%
2012	\$169,500	5.94%
2013	\$185,000	9.14%

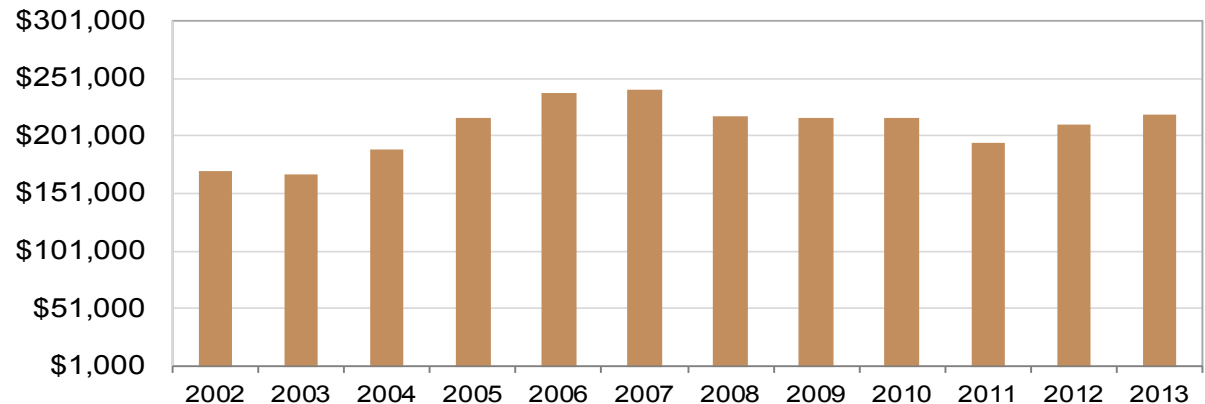
Median Sale Price (December only)



Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2002	\$170,073	5.81%
2003	\$167,578	-1.47%
2004	\$189,903	13.32%
2005	\$216,232	13.86%
2006	\$238,172	10.15%
2007	\$240,602	1.02%
2008	\$218,633	-9.13%
2009	\$216,687	-0.89%
2010	\$217,416	0.34%
2011	\$195,861	-9.91%
2012	\$211,191	7.83%
2013	\$219,909	4.13%

Average Sale Price (December 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 (December)

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	5	2	0.31%	87059	80	6	0.92%	87122	110	19	2.90%
87002	144	10	1.53%	87061	4	1	0.15%	87123	148	21	3.21%
87004	61	9	1.37%	87062	2	0	0.00%	87124	354	78	11.91%
87006	1	1	0.15%	87068	21	1	0.15%	87144	304	54	8.24%
87008	18	1	0.15%	87102	44	4	0.61%	88318	1	0	0.00%
87015	106	11	1.68%	87104	63	10	1.53%				
87016	13	1	0.15%	87105	127	17	2.60%				
87023	3	0	0.00%	87106	42	16	2.44%				
87026	4	0	0.00%	87107	133	18	2.75%				
87031	197	19	2.90%	87108	78	18	2.75%				
87032	2	0	0.00%	87109	70	21	3.21%				
87035	26	3	0.46%	87110	132	38	5.80%				
87036	16	1	0.15%	87111	197	47	7.18%				
87042	14	3	0.46%	87112	167	30	4.58%				
87043	89	11	1.68%	87113	59	15	2.29%				
87047	66	7	1.07%	87114	339	55	8.40%				
87048	79	13	1.98%	87120	294	43	6.56%				
87056	5	1	0.15%	87121	218	50	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.

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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	Oct	1,249	1,178	6.03%	136	127	7.09%	15,089	13,346	13.06%
	Nov	1,091	914	19.37%	96	85	12.94%	16,276	14,345	13.46%
	Dec	903	799	13.02%	104	85	22.35%	17,283	15,229	13.49%
Pending Sales	Oct	762	900	-15.33%	82	80	2.50%	11,470	10,579	8.42%
	Nov	729	779	-6.42%	53	72	-26.39%	12,252	11,430	7.19%
	Dec	632	720	-12.22%	64	70	-8.57%	12,948	12,220	5.96%
Closed Sales	Oct	723	673	7.43%	66	59	11.86%	8,217	6,905	19.00%
	Nov	566	552	2.54%	51	52	-1.92%	8,834	7,509	17.65%
	Dec	655	607	7.91%	58	54	7.41%	9,547	8,170	16.85%
Dollar Volume of Closed Sales (in millions)	Oct	\$155.0	\$136.5	13.55%	\$10.0	\$8.1	23.46%	\$1,673.1	\$1,367.3	22.37%
	Nov	\$117.7	\$113.0	4.16%	\$7.6	\$7.8	-2.56%	\$1,798.4	\$1,488.1	20.85%
	Dec	\$144.0	\$128.2	12.32%	\$8.4	\$7.3	15.07%	\$1,950.8	\$1,623.6	20.15%
Median Sales Price	Oct	\$166,000	\$166,300	-0.18%	\$141,250	\$132,000	7.01%			
	Nov	\$170,000	\$165,000	3.03%	\$150,000	\$146,188	2.61%	--	--	--
	Dec	\$185,000	\$169,500	9.14%	\$136,500	\$125,000	9.20%			
Average Sales Price	Oct	\$208,152	\$202,827	2.63%	\$150,922	\$136,820	10.31%			
	Nov	\$207,986	\$204,653	1.63%	\$149,266	\$150,675	-0.94%	--	--	--
	Dec	\$219,909	\$211,191	4.13%	\$145,313	\$134,415	8.11%			
Total Active Listings Available	Oct	4,439	4,083	8.72%	429	437	-1.83%			
	Nov	4,255	3,902	9.05%	402	420	-4.29%	--	--	--
	Dec	3,836	3,587	6.94%	396	393	0.76%			
Average Days on Market	Oct	62	68	-8.82%	60	57	5.26%			
	Nov	61	66	-7.58%	62	67	-7.46%	--	--	--
	Dec	70	70	0.00%	66	80	-17.50%			

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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	Oct	818	771	6.10%	New Listings	Oct	219	194	12.89%
	Nov	686	589	16.47%		Nov	216	164	31.71%
	Dec	572	456	25.44%		Dec	167	193	-13.47%
Pending Sales	Oct	521	625	-16.64%	Pending Sales	Oct	125	166	-24.70%
	Nov	488	543	-10.13%		Nov	125	121	3.31%
	Dec	396	493	-19.68%		Dec	133	140	-5.00%
Closed Sales	Oct	468	481	-2.70%	Closed Sales	Oct	136	105	29.52%
	Nov	386	403	-4.22%		Nov	99	78	26.92%
	Dec	421	437	-3.66%		Dec	132	101	30.69%
Median Sales Price	Oct	\$170,000	\$164,000	3.66%	Median Sales Price	Oct	\$145,000	\$167,500	-13.43%
	Nov	\$171,000	\$165,000	3.64%		Nov	\$161,000	\$158,500	1.58%
	Dec	\$183,000	\$169,900	7.71%		Dec	\$179,325	\$154,000	16.44%
Average Sales Price	Oct	\$208,229	\$199,668	4.29%	Average Sales Price	Oct	\$159,544	\$188,785	-15.49%
	Nov	\$211,527	\$208,615	1.40%		Nov	\$192,817	\$172,107	12.03%
	Dec	\$221,213	\$214,551	3.11%		Dec	\$199,767	\$173,796	14.94%
Total Active	Oct	2,547	2,340	8.85%	Total Active	Oct	733	615	19.19%
	Nov	2,446	2,241	9.15%		Nov	727	629	15.58%
	Dec	2,215	2,018	9.76%		Dec	658	619	6.30%
Average Days on Market	Oct	62	65	-4.62%	Average Days on Market	Oct	64	63	1.59%
	Nov	66	62	6.45%		Nov	79	53	49.06%
	Dec	67	66	1.52%		Dec	66	74	-10.81%

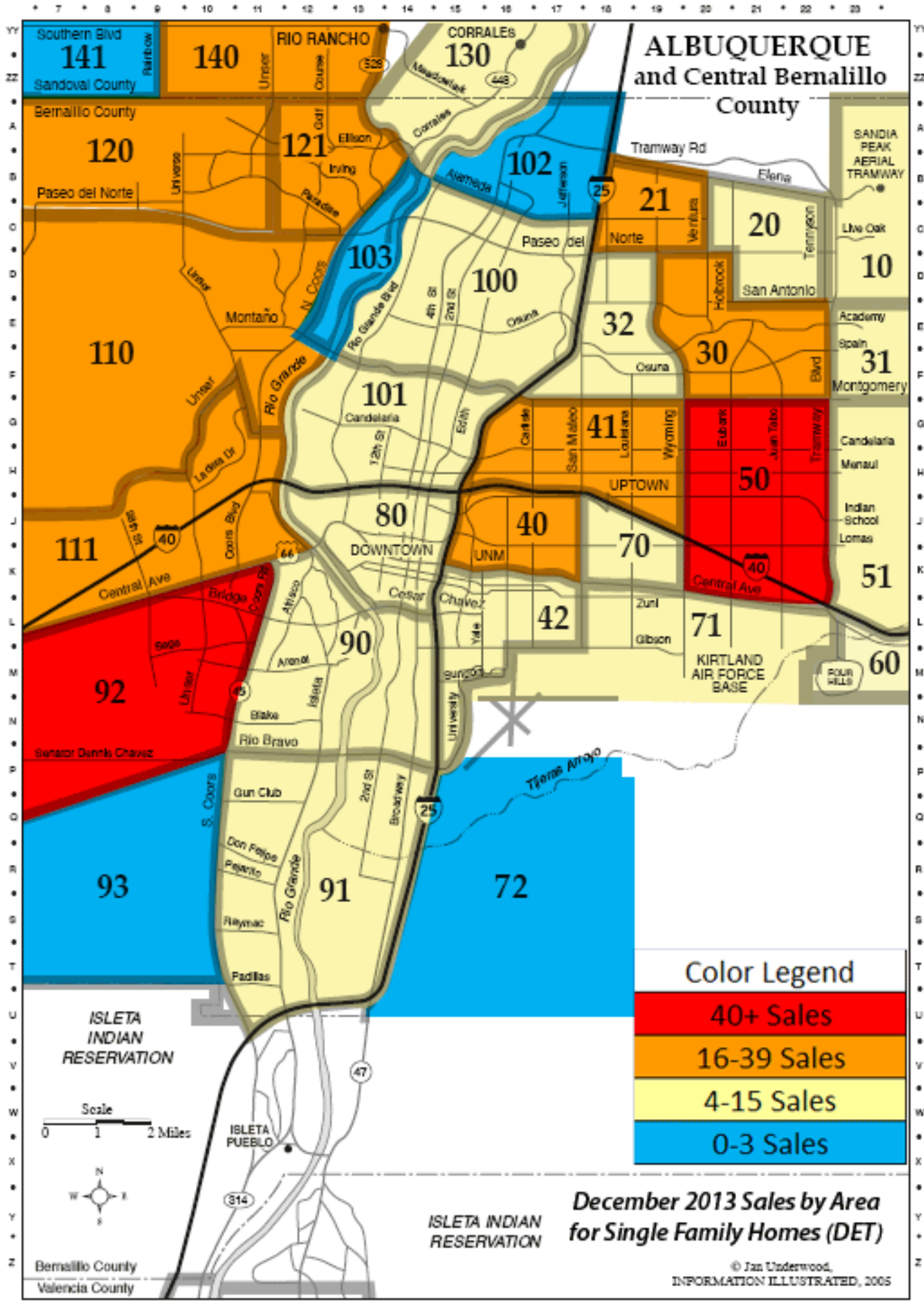
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Market Comparison

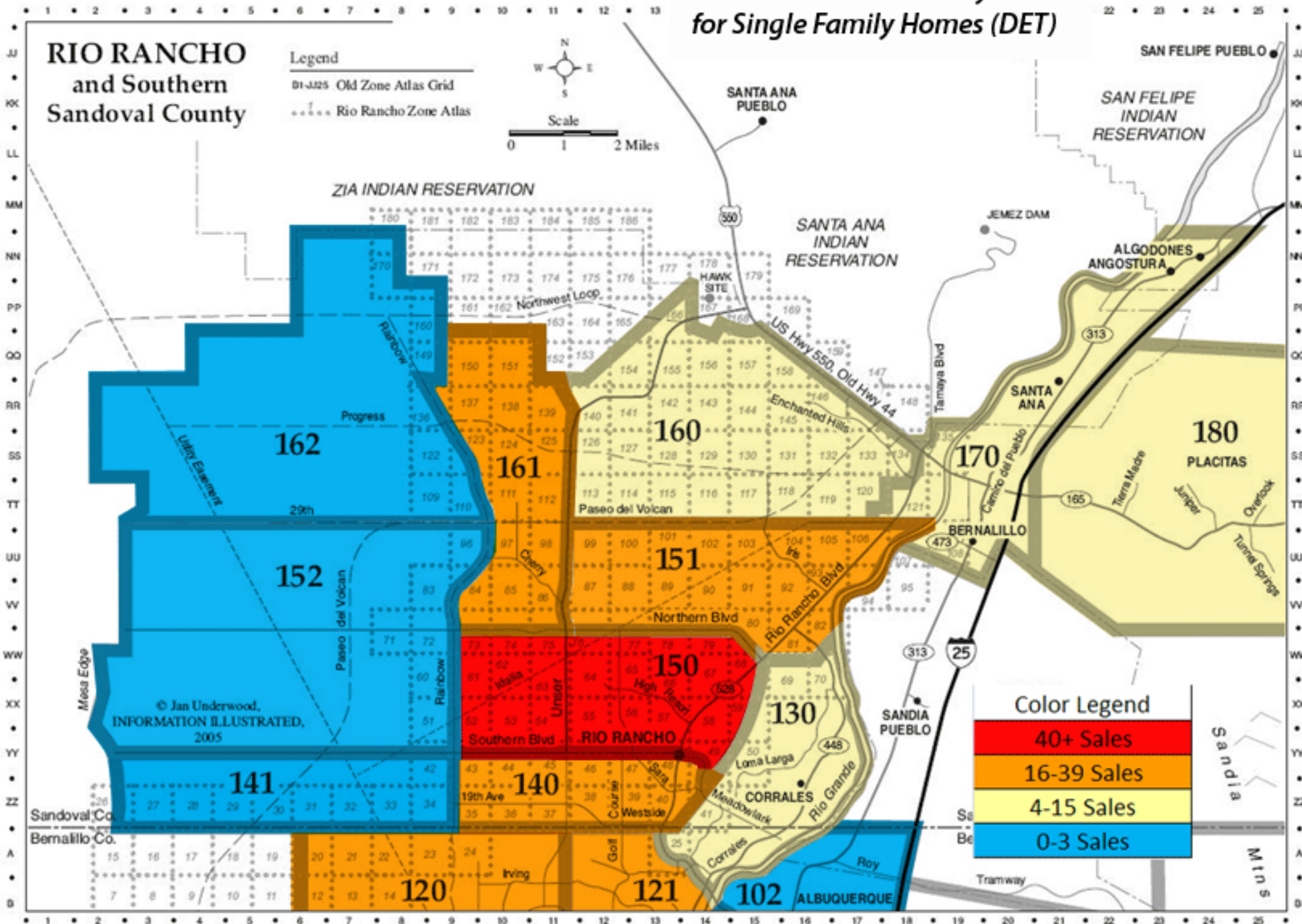
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2013	(DET) 2012	Percent Change	Valencia County		(DET) 2013	(DET) 2012	Percent Change
New Listings	Oct	76	58	31.03%	New Listings	Oct	86	99	-13.13%
	Nov	49	54	-9.26%		Nov	87	72	20.83%
	Dec	48	49	-2.04%		Dec	73	67	8.96%
Pending Sales	Oct	27	31	-12.90%	Pending Sales	Oct	53	60	-11.67%
	Nov	39	42	-7.14%		Nov	50	49	2.04%
	Dec	30	28	7.14%		Dec	49	37	32.43%
Closed Sales	Oct	34	28	21.43%	Closed Sales	Oct	59	33	78.79%
	Nov	18	18	0.00%		Nov	47	33	42.42%
	Dec	34	24	41.67%		Dec	34	25	36.00%
Median Sales Price	Oct	\$235,200	\$196,250	19.85%	Median Sales Price	Oct	\$110,000	\$140,000	-21.43%
	Nov	\$187,500	\$232,250	-19.27%		Nov	\$155,000	\$119,900	29.27%
	Dec	\$199,000	\$233,000	-14.59%		Dec	\$121,250	\$142,500	-14.91%
Average Sales Price	Oct	\$265,634	\$223,550	18.83%	Average Sales Price	Oct	\$128,717	\$154,770	-16.83%
	Nov	\$198,206	\$232,158	-14.62%		Nov	\$166,290	\$127,586	30.34%
	Dec	\$207,390	\$248,561	-16.56%		Dec	\$136,603	\$153,437	-10.97%
Total Active	Oct	439	412	6.55%	Total Active	Oct	425	424	0.24%
	Nov	390	367	6.27%		Nov	420	423	-0.71%
	Dec	344	326	5.52%		Dec	384	406	-5.42%
Average Days on Market	Oct	116	92	26.09%	Average Days on Market	Oct	75	85	-11.76%
	Nov	104	114	-8.77%		Nov	97	116	-16.38%
	Dec	80	92	-13.04%		Dec	81	99	-18.18%

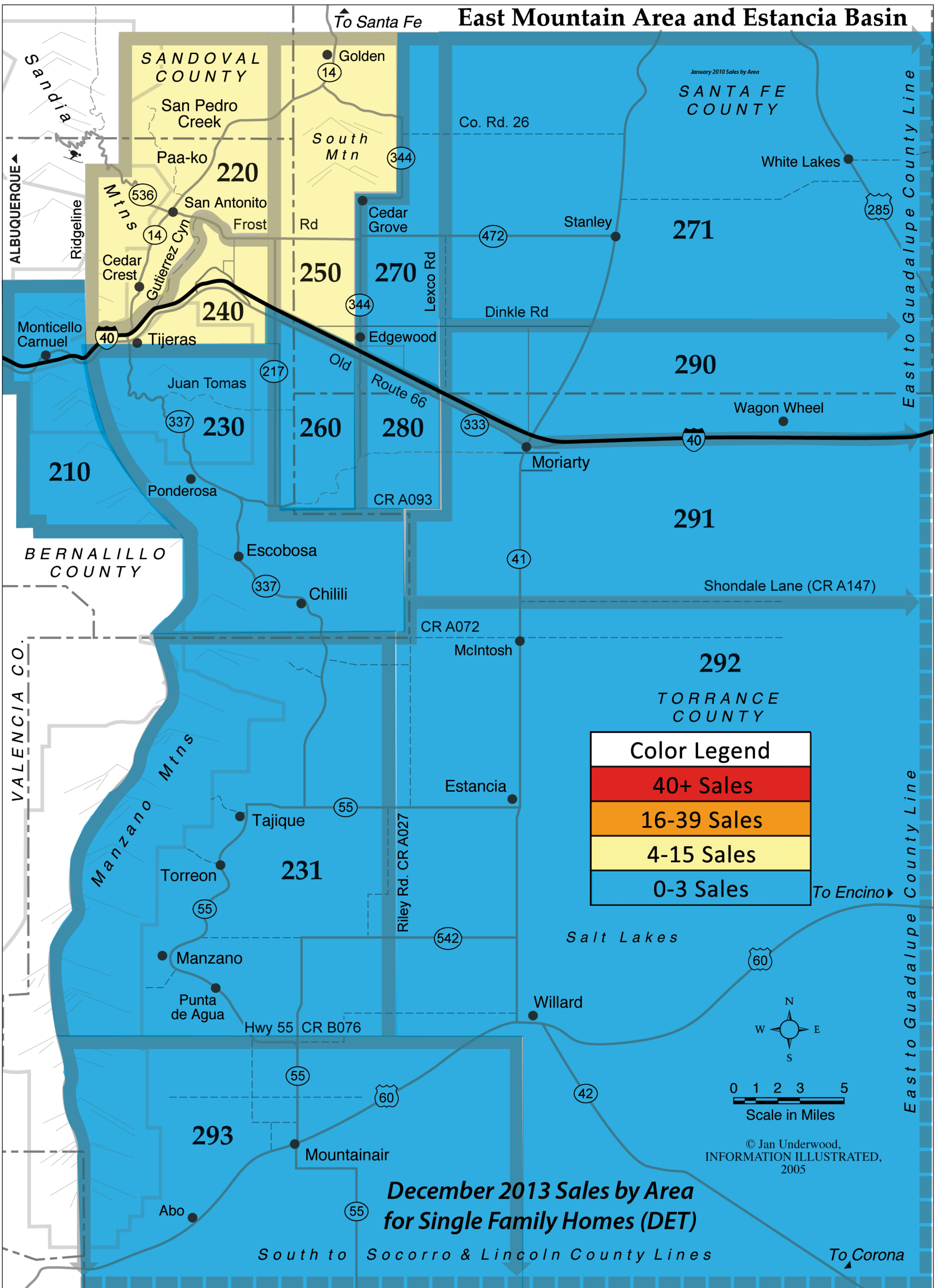
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December 2013 Sales by Area for Single Family Homes (DET)



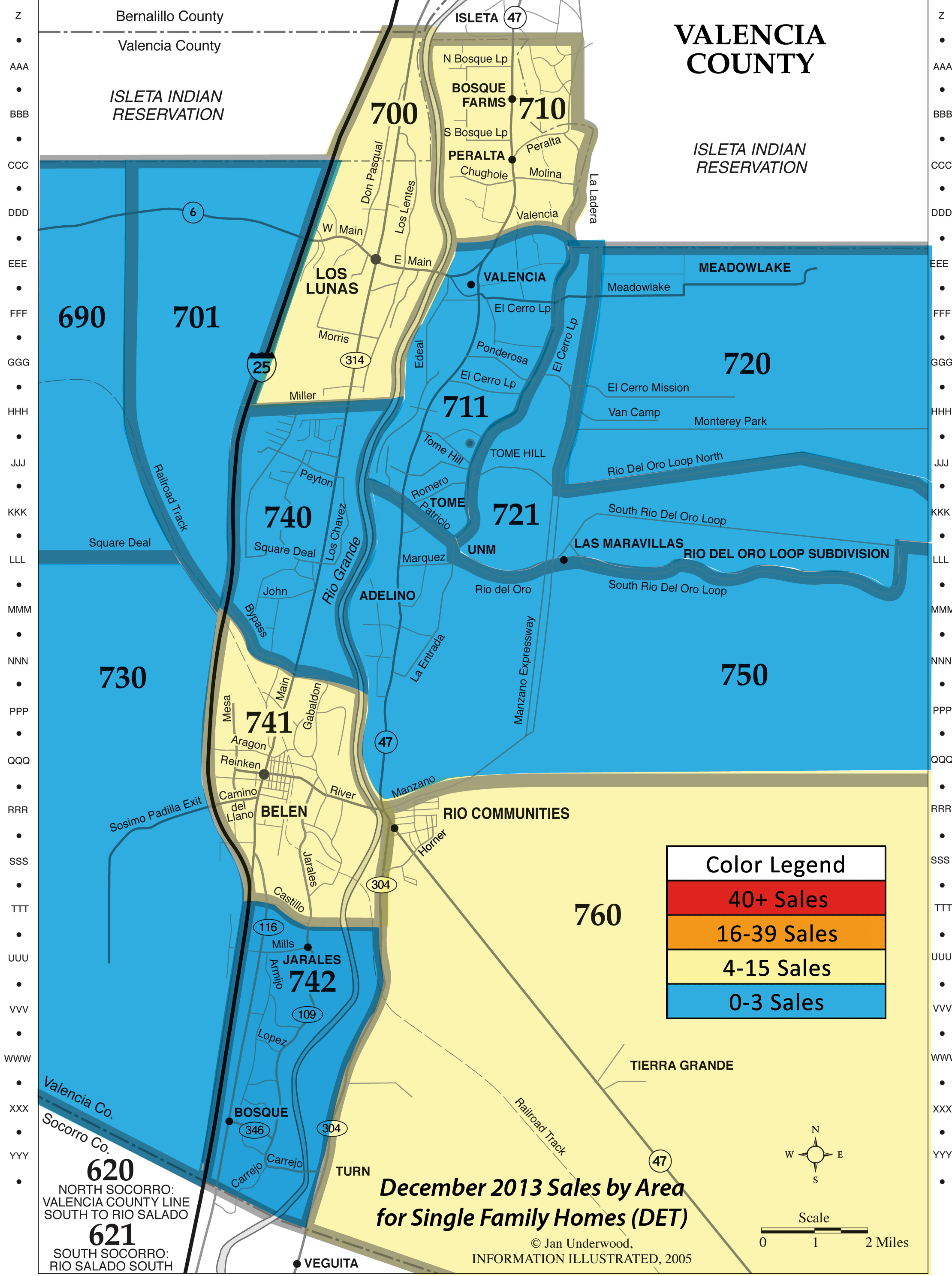
East Mountain Area and Estancia Basin



December 2013 Sales by Area for Single Family Homes (DET)

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



Z
AAA
BBB
CCC
DDD
EEE
FFF
GGG
HHH
JJJ
KKK
LLL
MMM
NNN
PPP
QQQ
RRR
SSS
TTT
UUU
VVV
WWW
XXX
YYY

Z
AAA
BBB
CCC
DDD
EEE
FFF
GGG
HHH
JJJ
KKK
LLL
MMM
NNN
PPP
QQQ
RRR
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VVV
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XXX
YYY

Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

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
ADELINO
BELEN
JARALES
VEGUITA

Don Pasqual
Los Lentos
E Main
W Main
Morris
Miller
Edeal
El Cerro Lp
Ponderosa
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

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

25
314
47
304
116
109
346

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO
621
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