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Monthly Highlights

- There were 550 single-family sales in February 2014, increasing 1.5% from February 2013.
- The Average sale price of single-family homes selling in February was \$198,483.

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Contact

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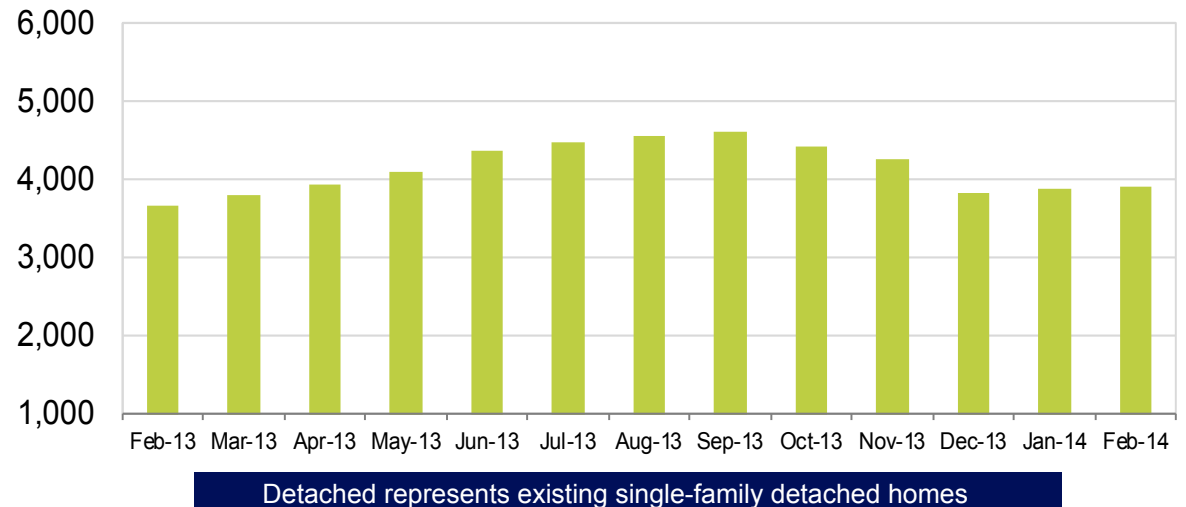
Email president@gaar.com

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	
April	3,806	3,953	
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	

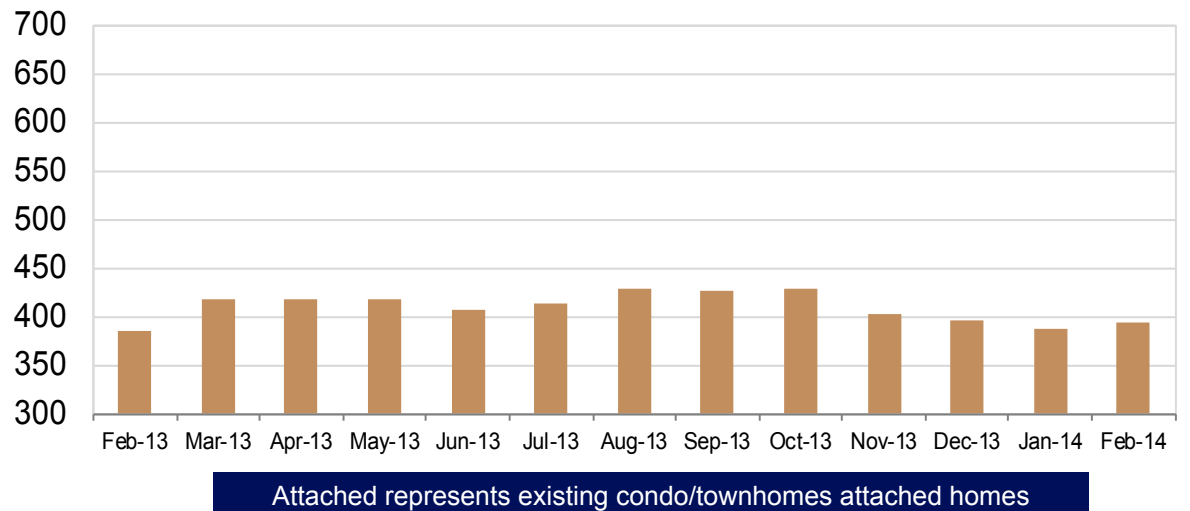
Detached homes on market



Attached Historical

Year	2012	2013	2014
January	413	396	388
February	421	386	395
March	412	418	
April	433	419	
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)

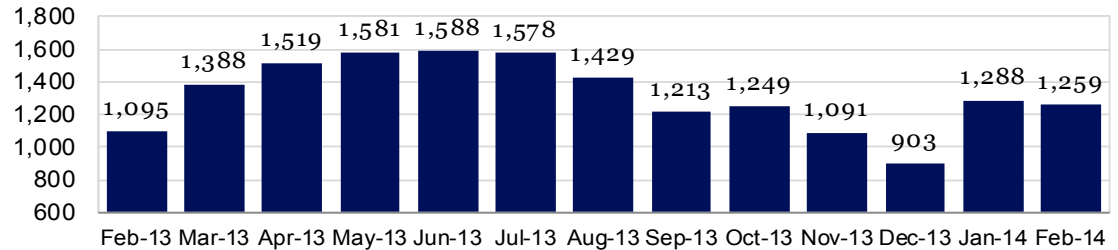
Market Activity

Month	New	Pending	Closed
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
Jan-14	1,288	769	539
Feb-14	1,259	793	550

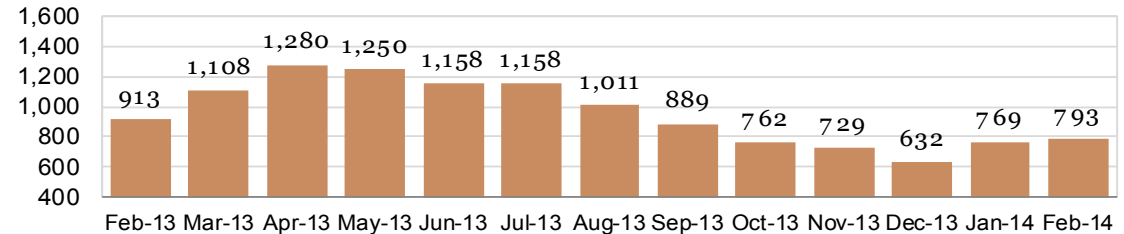
Change from last month/year

	Feb-14	Jan-14	Feb-13
New	1,259	1,288	1,095
% Change	-	-2.25%	14.98%
Pending	793	769	913
% Change	-	3.12%	-13.14%
Closed	550	539	542
% Change	-	2.04%	1.48%

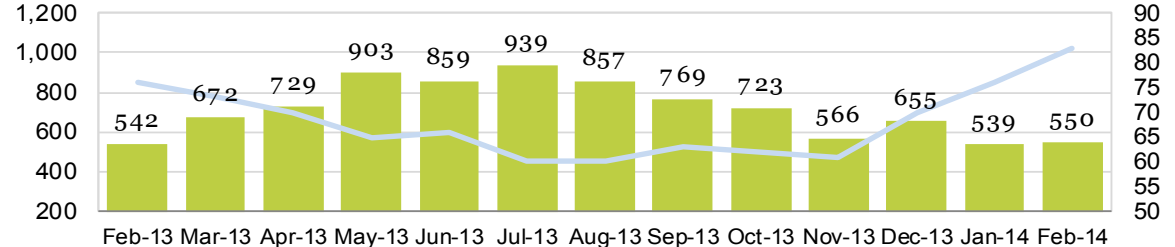
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for February 2014 detached sales was 83.

Data is for single-family detached homes

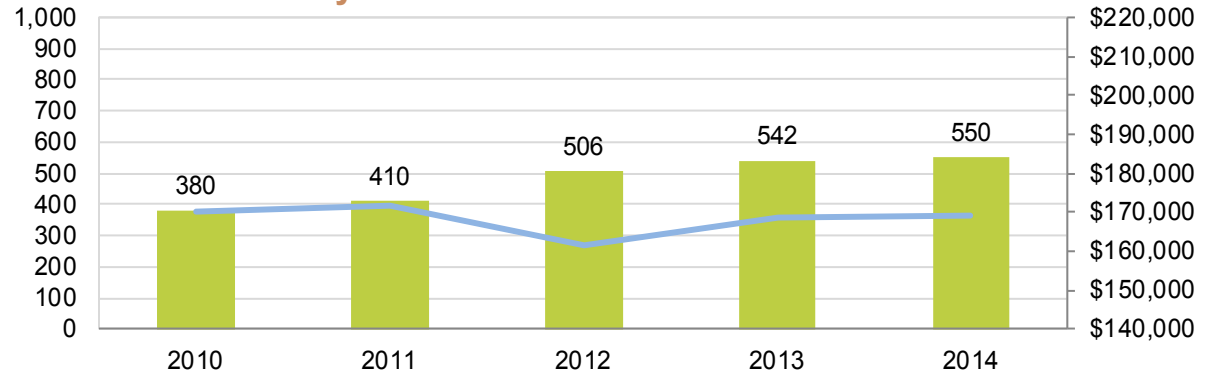
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Feb-13	Feb-14
10-121	Albuquerque	363	348
130	Corrales	7	5
140-162	Rio Rancho	95	108
180	Bernalillo	3	1
190	Placitas	2	8
210-293	E. Mountains	32	34
690-760	Valencia Co.	40	46
Total	All	542	550

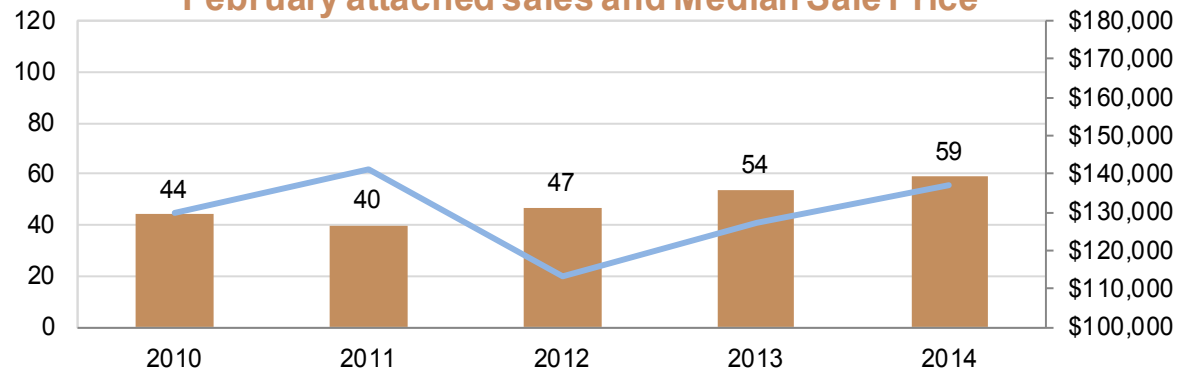
February detached sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Feb-13	Feb-14
10-121	Albuquerque	47	46
130	Corrales	0	1
140-162	Rio Rancho	5	6
180	Bernalillo	1	1
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	1	5
Total	All	54	59

February attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

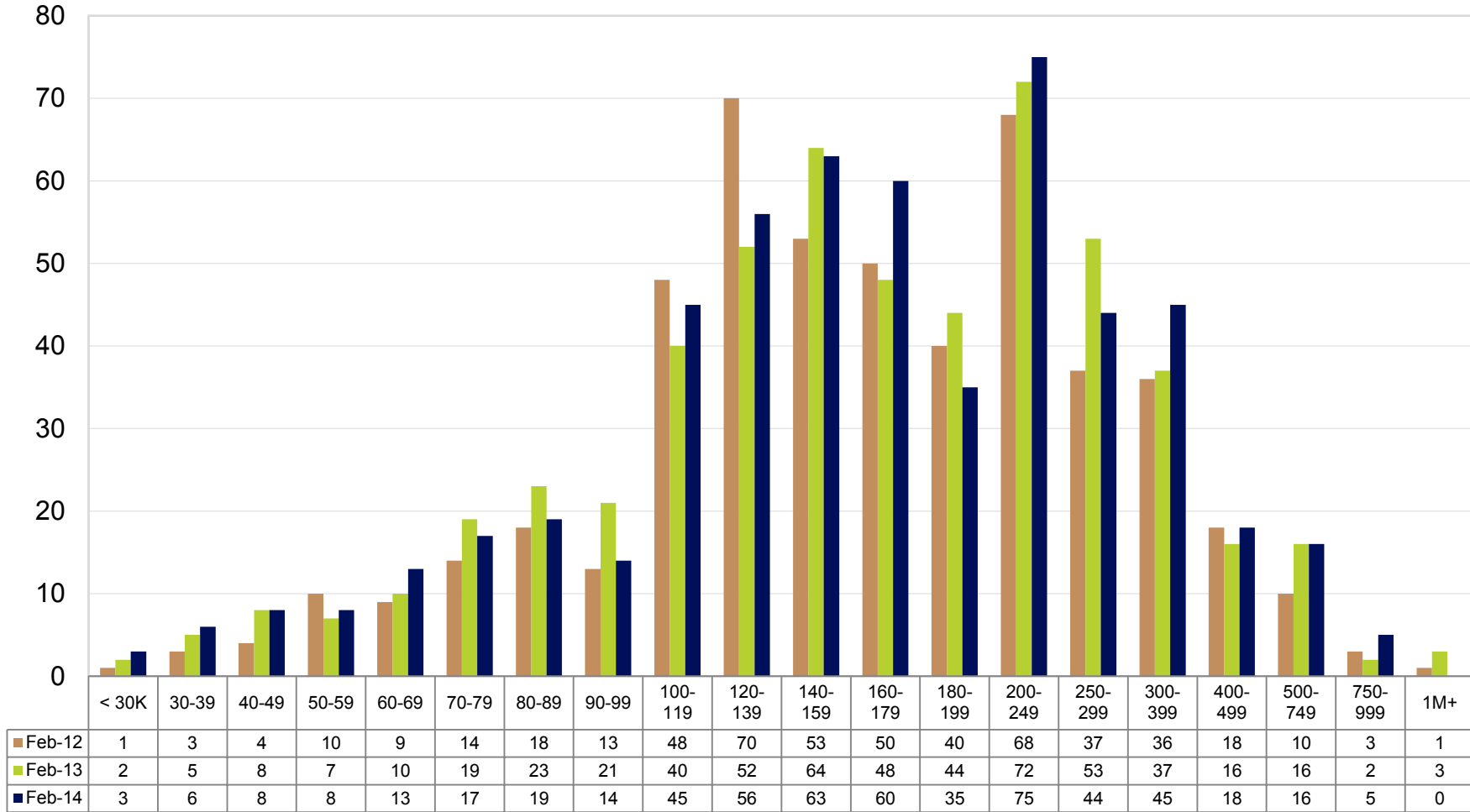
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
February historical (in thousands)



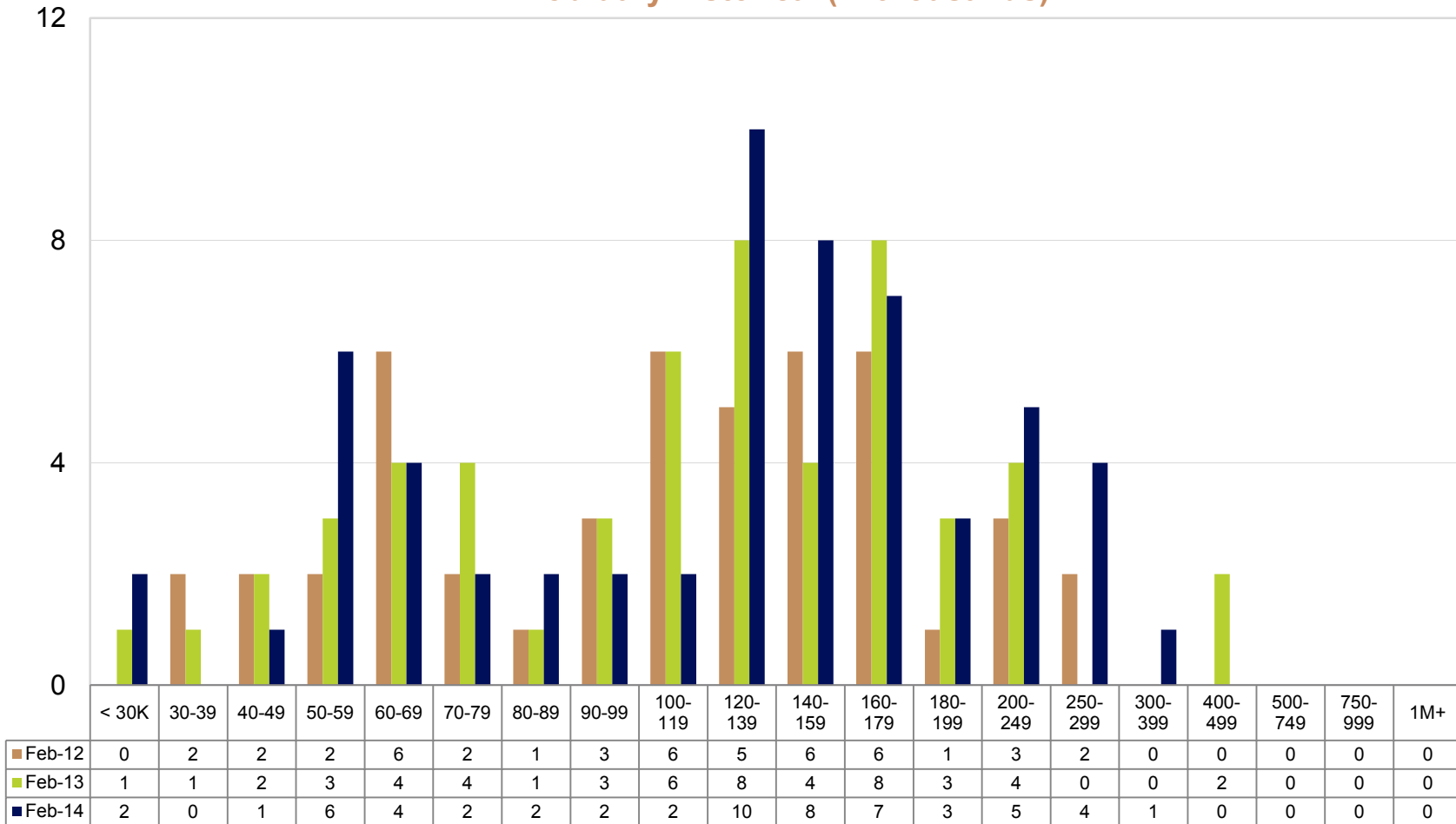
Top Selling Price Range for Detached Homes

\$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
February historical (in thousands)



Top Selling Price Ranges for Attached Homes

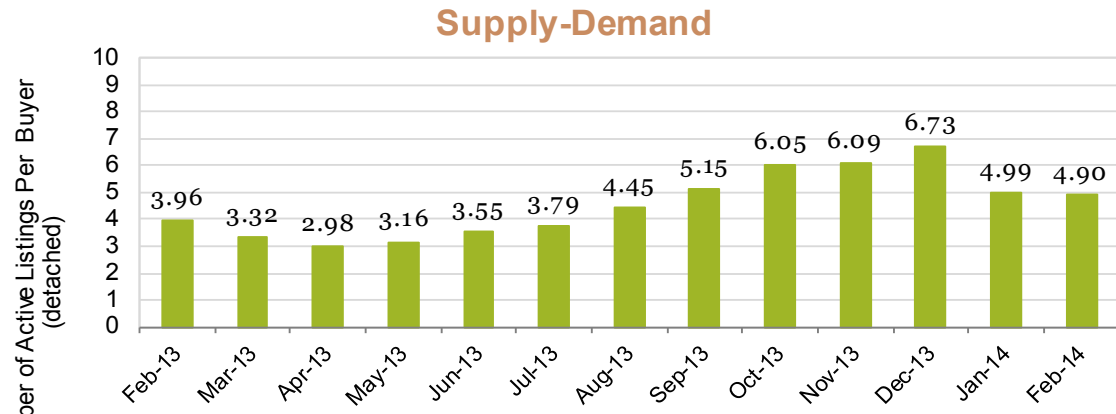
\$120,000 - \$139,999

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

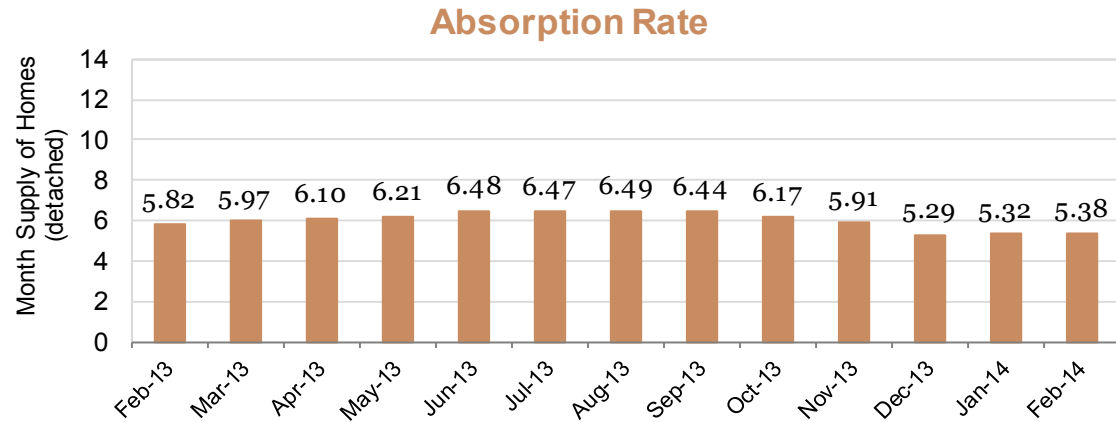
Year	2012	2013	2014
January	4.52	3.70	4.99
February	4.04	3.96	4.90
March	3.59	3.32	
April	3.58	2.98	
May	3.82	3.16	
June	3.81	3.55	
July	3.88	3.79	
August	4.04	4.45	
September	4.64	5.15	
October	4.53	6.05	
November	5.24	6.09	
December	5.42	6.73	



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	2012	2013	2014
January	6.80	5.74	5.32
February	6.56	5.82	5.38
March	6.60	5.97	
April	6.74	6.10	
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	



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.

Monthly Sale Prices

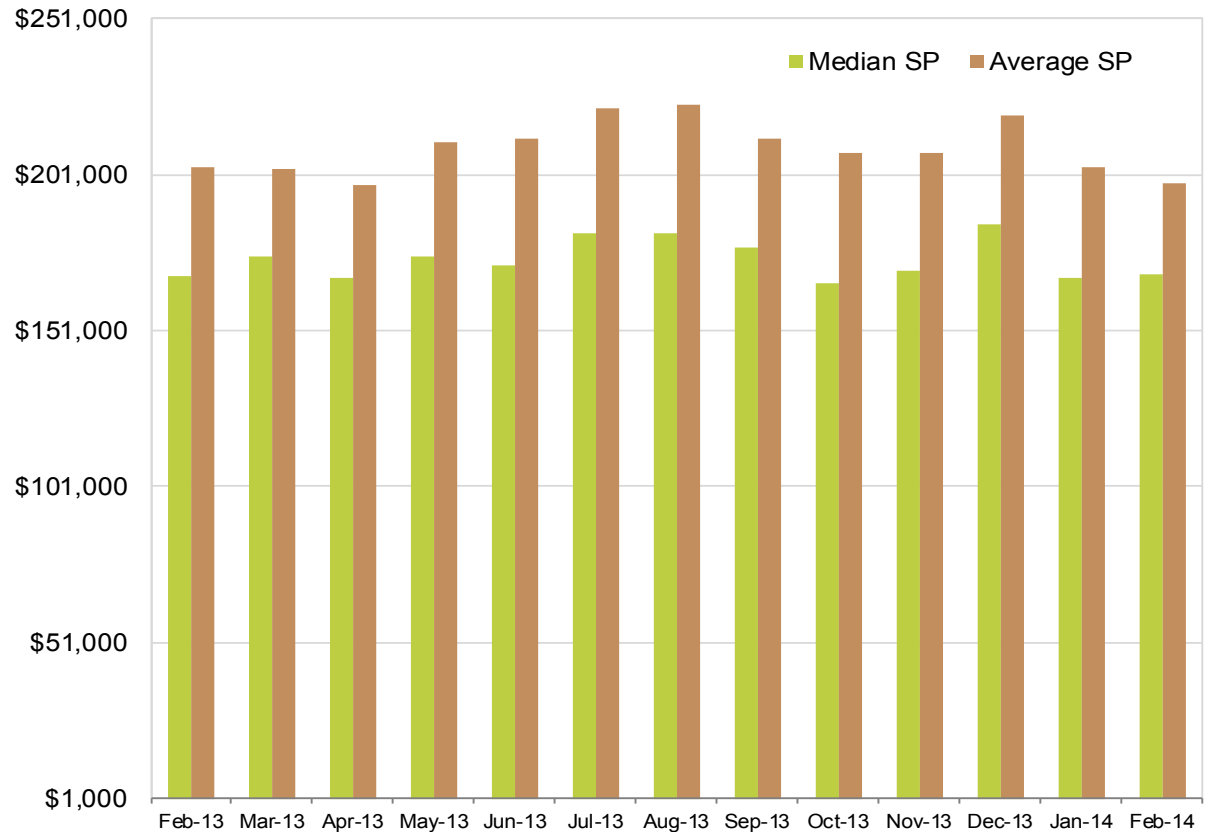
Median Sale Price

Year	2012	2013	2014
January	\$165,000	\$158,000	\$167,900
February	\$161,500	\$168,500	\$169,000
March	\$159,000	\$175,000	
April	\$174,775	\$168,000	
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	
April	\$211,186	\$197,908	
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

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Historical Home Prices

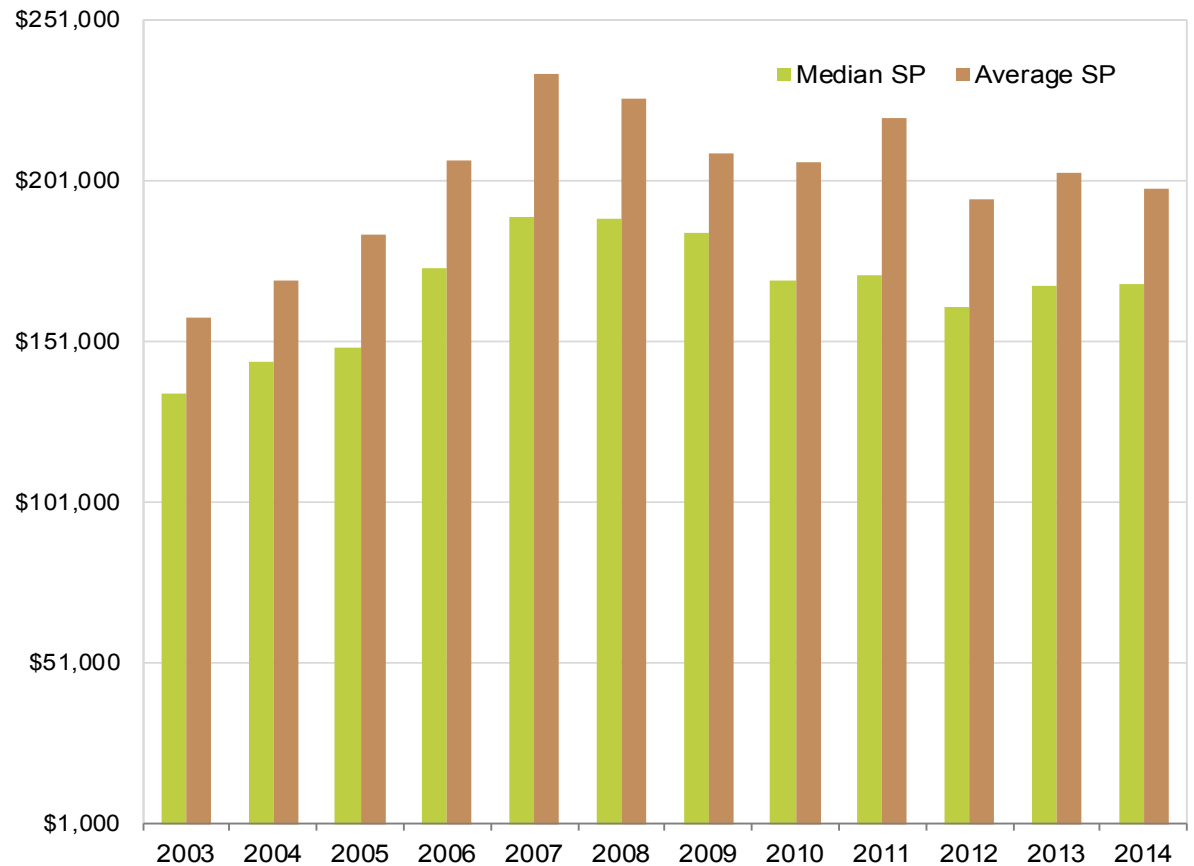
Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$134,750	10.91%
2004	\$144,500	7.24%
2005	\$149,000	3.11%
2006	\$173,750	16.61%
2007	\$189,800	9.24%
2008	\$189,250	-0.29%
2009	\$184,900	-2.30%
2010	\$169,950	-8.09%
2011	\$171,750	1.06%
2012	\$161,500	-5.97%
2013	\$168,500	4.33%
2014	\$169,000	0.30%

Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$158,569	4.93%
2004	\$170,037	7.23%
2005	\$184,365	8.43%
2006	\$207,144	12.36%
2007	\$234,176	13.05%
2008	\$226,342	-3.35%
2009	\$209,515	-7.43%
2010	\$206,654	-1.37%
2011	\$220,299	6.60%
2012	\$195,165	-11.41%
2013	\$203,514	4.28%
2014	\$198,483	-2.47%

Historical Sale Prices (February)



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.

February 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	6	0	0.00%	87059	88	12	2.18%	87122	119	14	2.55%
87002	139	11	2.00%	87061	2	0	0.00%	87123	151	13	2.36%
87004	75	1	0.18%	87062	1	0	0.00%	87124	341	64	11.64%
87006	1	0	0.00%	87068	19	2	0.36%	87144	286	44	8.00%
87008	21	0	0.00%	87102	48	4	0.73%	88318	1	0	0.00%
87015	118	14	2.55%	87104	60	7	1.27%				
87016	17	0	0.00%	87105	106	21	3.82%				
87023	3	0	0.00%	87106	59	13	2.36%				
87026	3	0	0.00%	87107	133	14	2.55%				
87031	227	32	5.82%	87108	91	11	2.00%				
87032	1	0	0.00%	87109	73	9	1.64%				
87035	28	4	0.73%	87110	143	25	4.55%				
87036	16	1	0.18%	87111	186	41	7.45%				
87042	12	1	0.18%	87112	153	24	4.36%				
87043	92	8	1.45%	87113	51	6	1.09%				
87047	69	2	0.36%	87114	344	47	8.55%				
87048	95	5	0.91%	87120	334	47	8.55%				
87056	8	0	0.00%	87121	205	53	9.64%				

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	Jan	1,288	1,247	3.29%	128	107	19.63%	1,416	1,354	4.58%
	Feb	1,259	1,095	14.98%	116	106	9.43%	2,791	2,555	9.24%
	Mar		1,388			149			4,092	
Pending Sales	Jan	769	969	-20.64%	75	84	-10.71%	844	1,053	-19.85%
	Feb	793	913	-13.14%	68	83	-18.07%	1,705	2,049	-16.79%
	Mar		1,108			109			3,266	
Closed Sales	Jan	539	480	12.29%	47	51	-7.84%	586	531	10.36%
	Feb	550	542	1.48%	59	54	9.26%	1,195	1,127	6.03%
	Mar		672			59			1,858	
Dollar Volume of Closed Sales (in millions)	Jan	\$109.8	\$89.3	22.96%	\$6.7	\$6.7	0.00%	\$116.5	\$96.0	21.35%
	Feb	\$109.2	\$110.3	-1.00%	\$8.1	\$7.2	12.50%	\$233.8	\$213.5	9.51%
	Mar		\$136.2			\$8.7			\$358.4	
Median Sales Price	Jan	\$167,900	\$158,000	6.27%	\$128,000	\$120,000	6.67%			
	Feb	\$169,000	\$168,500	0.30%	\$136,000	\$127,000	7.09%	--	--	--
	Mar		\$175,000			\$135,000				
Average Sales Price	Jan	\$203,687	\$186,051	9.48%	\$142,447	\$131,890	8.00%			
	Feb	\$198,483	\$203,514	-2.47%	\$137,105	\$132,833	3.22%	--	--	--
	Mar		\$202,605			\$147,025				
Total Active Listings Available	Jan	3,884	3,611	7.56%	388	396	-2.02%			
	Feb	3,925	3,676	6.77%	395	386	2.33%	--	--	--
	Mar		3,809			418				
Average Days on Market	Jan	76	74	2.70%	69	86	-19.77%			
	Feb	83	76	9.21%	71	72	-1.39%	--	--	--
	Mar		73			93				

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	Jan	815	792	2.90%	New Listings	Jan	214	223	-4.04%
	Feb	803	693	15.87%		Feb	205	192	6.77%
	Mar		851			Mar		288	
Pending Sales	Jan	513	642	-20.09%	Pending Sales	Jan	146	192	-23.96%
	Feb	803	618	29.94%		Feb	204	159	28.30%
	Mar		767			Mar		203	
Closed Sales	Jan	355	316	12.34%	Closed Sales	Jan	100	86	16.28%
	Feb	348	363	-4.13%		Feb	108	95	13.68%
	Mar		448			Mar		141	
Median Sales Price	Jan	\$171,000	\$160,000	6.88%	Median Sales Price	Jan	\$162,518	\$146,500	10.93%
	Feb	\$172,950	\$169,900	1.80%		Feb	\$155,000	\$155,000	0.00%
	Mar		\$176,450			Mar		\$167,900	
Average Sales Price	Jan	\$208,880	\$185,750	12.45%	Average Sales Price	Jan	\$181,393	\$166,262	9.10%
	Feb	\$208,819	\$210,777	-0.93%		Feb	\$163,114	\$178,225	-8.48%
	Mar		\$204,774			Mar		\$184,812	
Total Active	Jan	2,230	2,009	11.00%	Total Active	Jan	635	632	0.47%
	Feb	2,252	2,052	9.75%		Feb	623	637	-2.20%
	Mar		2,123			Mar		676	
Average Days on Market	Jan	75	61	22.95%	Average Days on Market	Jan	67	75	-10.67%
	Feb	77	75	2.67%		Feb	80	72	11.11%
	Mar		71			Mar		71	

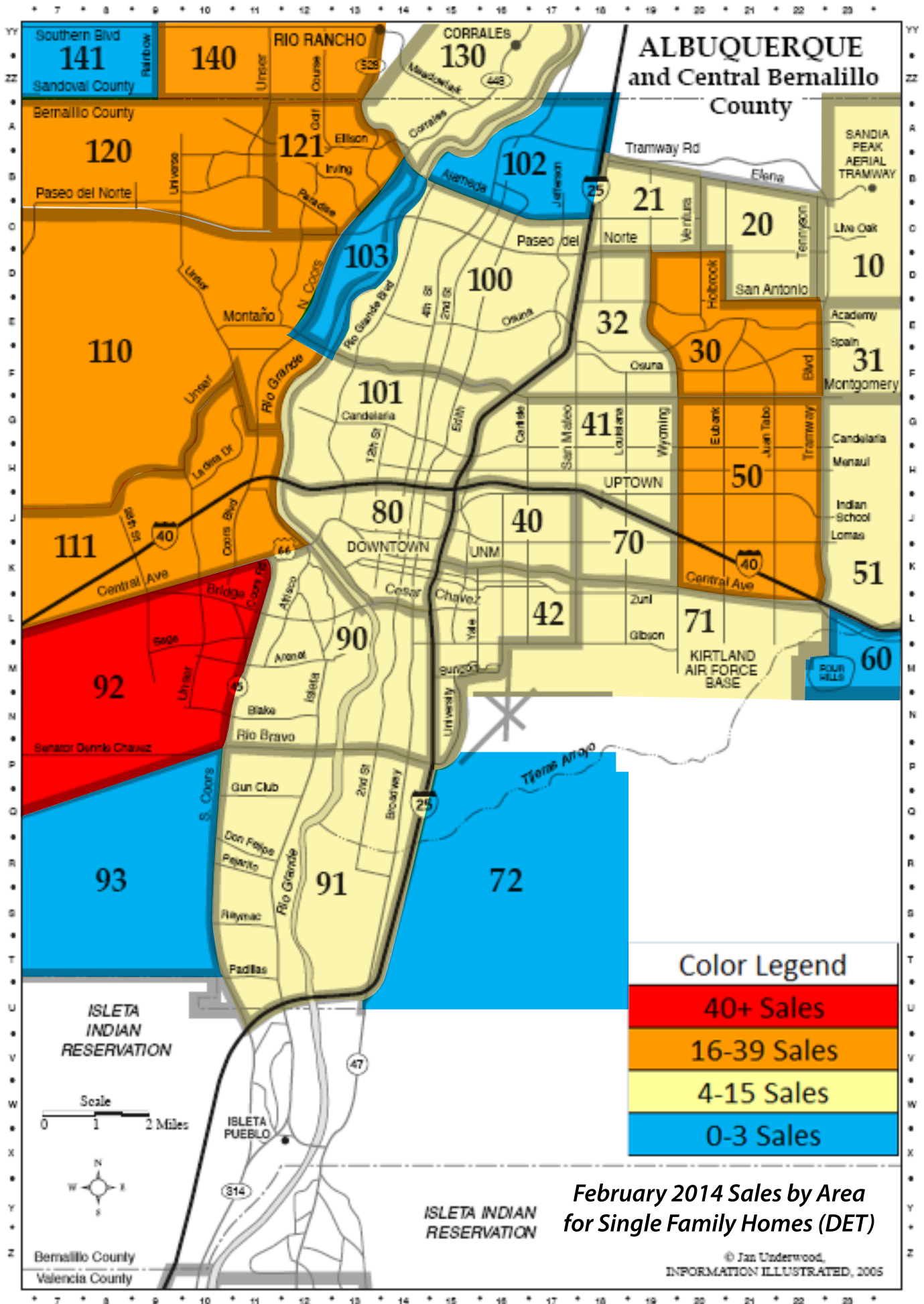
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Market Comparison

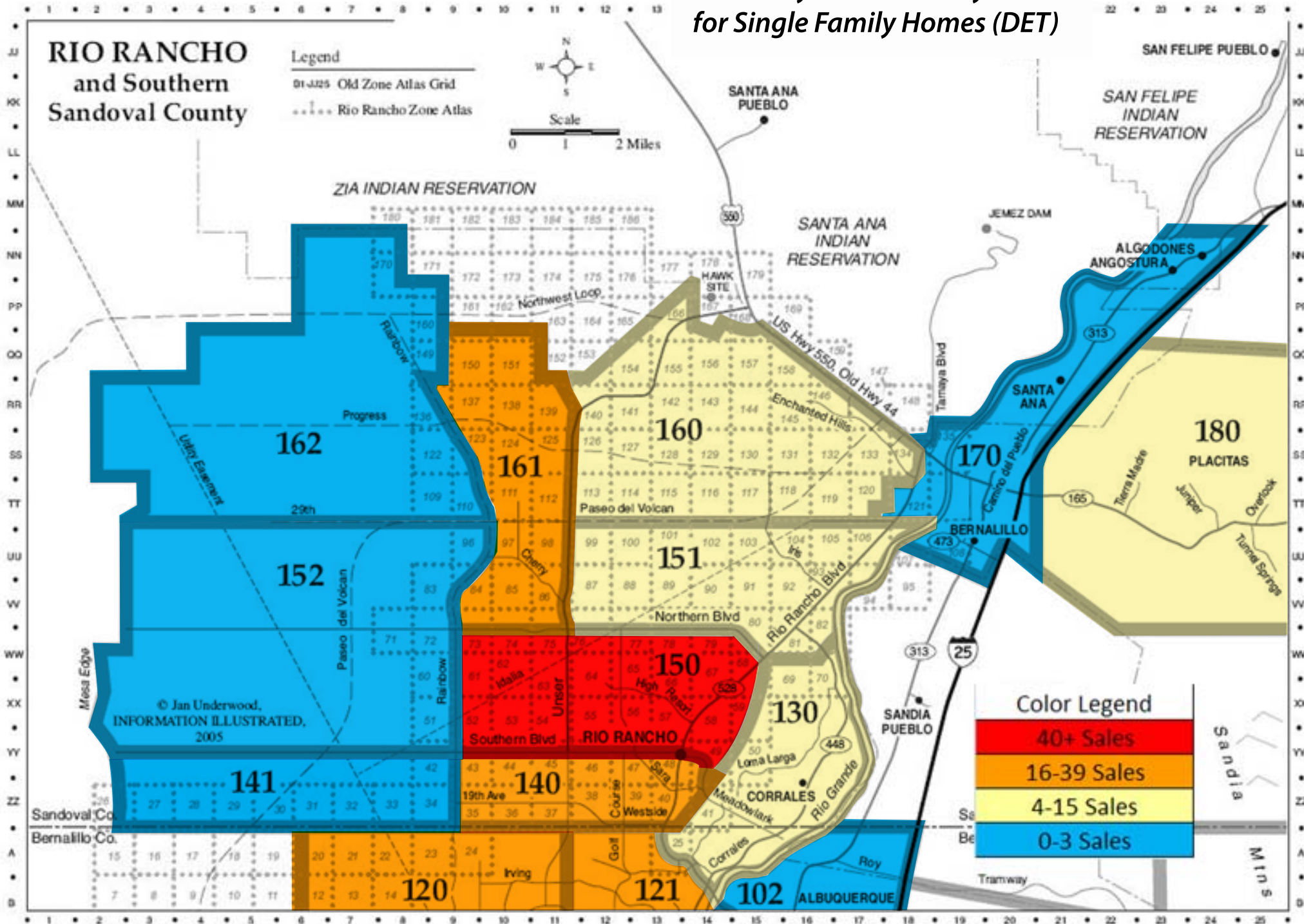
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2014	(DET) 2013	Percent Change	Valencia County		(DET) 2014	(DET) 2013	Percent Change
New Listings	Jan	83	84	-1.19%	New Listings	Jan	106	102	3.92%
	Feb	88	56	57.14%		Feb	102	107	-4.67%
	Mar		87			Mar		90	
Pending Sales	Jan	34	40	-15.00%	Pending Sales	Jan	52	68	-23.53%
	Feb	41	45	-8.89%		Feb	55	61	-9.84%
	Mar		36			Mar		63	
Closed Sales	Jan	29	29	0.00%	Closed Sales	Jan	36	32	12.50%
	Feb	34	32	6.25%		Feb	46	40	15.00%
	Mar		22			Mar		41	
Median Sales Price	Jan	\$226,500	\$197,500	14.68%	Median Sales Price	Jan	\$102,450	\$115,950	-11.64%
	Feb	\$221,500	\$208,838	6.06%		Feb	\$122,875	\$124,000	-0.91%
	Mar		\$205,000			Mar		\$130,000	
Average Sales Price	Jan	\$249,294	\$234,220	6.44%	Average Sales Price	Jan	\$120,136	\$120,894	-0.63%
	Feb	\$212,706	\$225,712	-5.76%		Feb	\$130,887	\$135,324	-3.28%
	Mar		\$222,480			Mar		\$146,677	
Total Active	Jan	358	338	5.92%	Total Active	Jan	392	412	-4.85%
	Feb	373	330	13.03%		Feb	404	421	-4.04%
	Mar		357			Mar		426	
Average Days on Market	Jan	99	154	-35.71%	Average Days on Market	Jan	73	124	-41.13%
	Feb	161	93	73.12%		Feb	74	72	2.78%
	Mar		113			Mar		78	

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

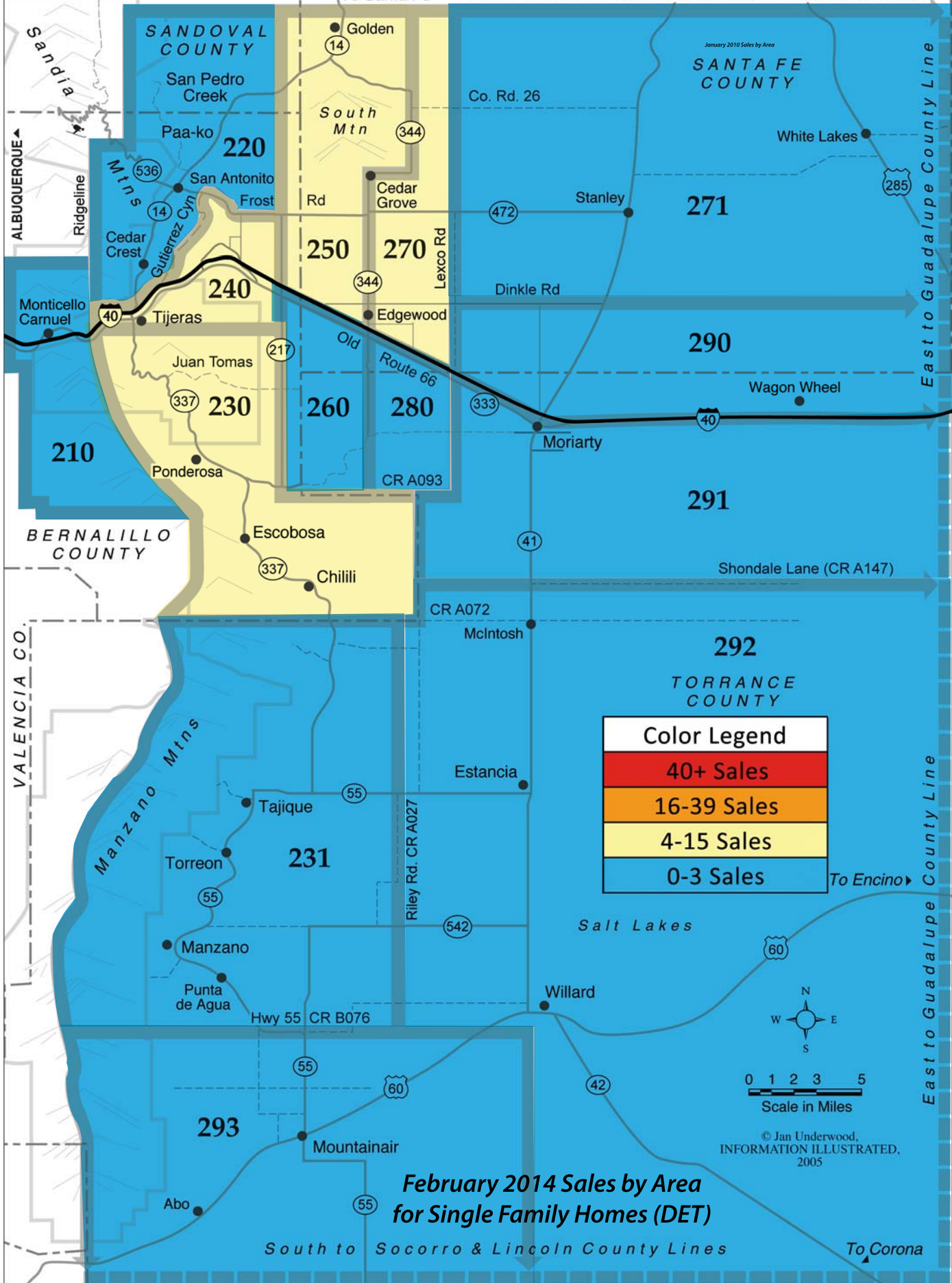


February 2014 Sales by Area for Single Family Homes (DET)

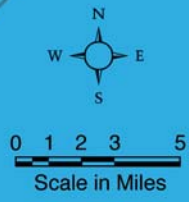


East Mountain Area and Estancia Basin

January 2010 Sales by Area



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East to Guadalupe County Line

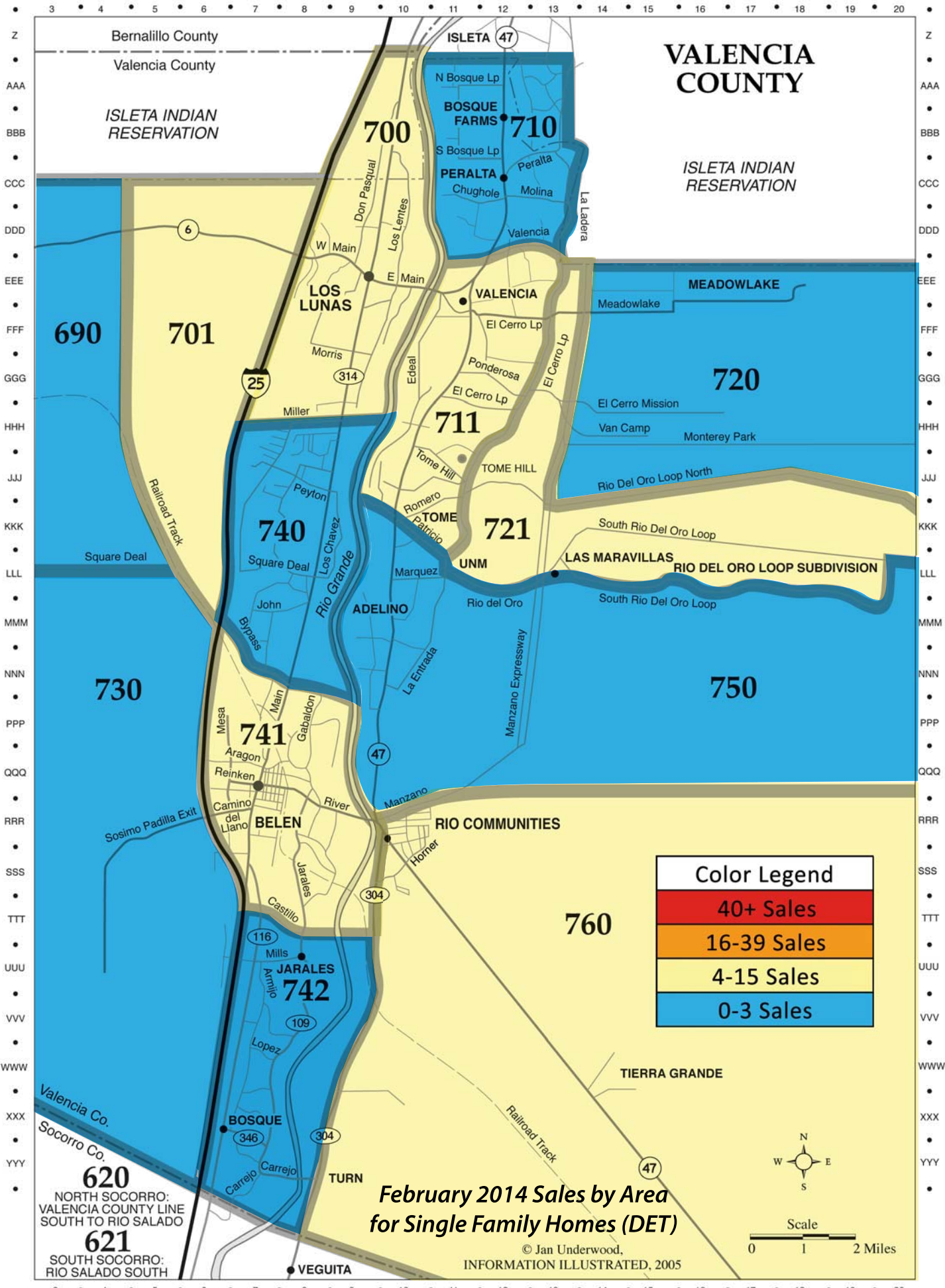
ALBUQUERQUE

VALENCIA CO.

East to Guadalupe County Line

To Encino

To Corona



Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

BOSQUE FARMS 710

PERALTA

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

721

740

ADELINO

730

741

BELEN

RIO COMMUNITIES

750

760

JARALES 742

BOSQUE

TIERRA GRANDE

TURN

VEGUITA

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

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

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