



Greater Albuquerque Association of
REALTORS®

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Monthly Highlights

- January 2014 had a 12.29% increase in the number of homes sales when compared to same time last year.
- The average sale price of single-family detached homes increased 9.48%, Median increased 6.27%.

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Monthly
Market
REPORT **Jan 2014**

Contact

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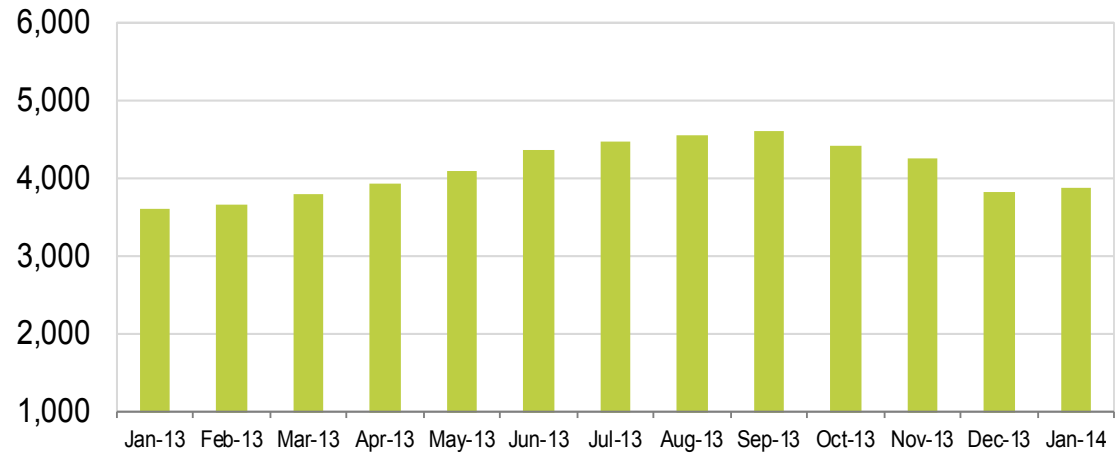
Email president@gaar.com

Market Inventory

Detached Historical

Year	2012	2013	2014
January	3,750	3,611	3,884
February	3,668	3,676	
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

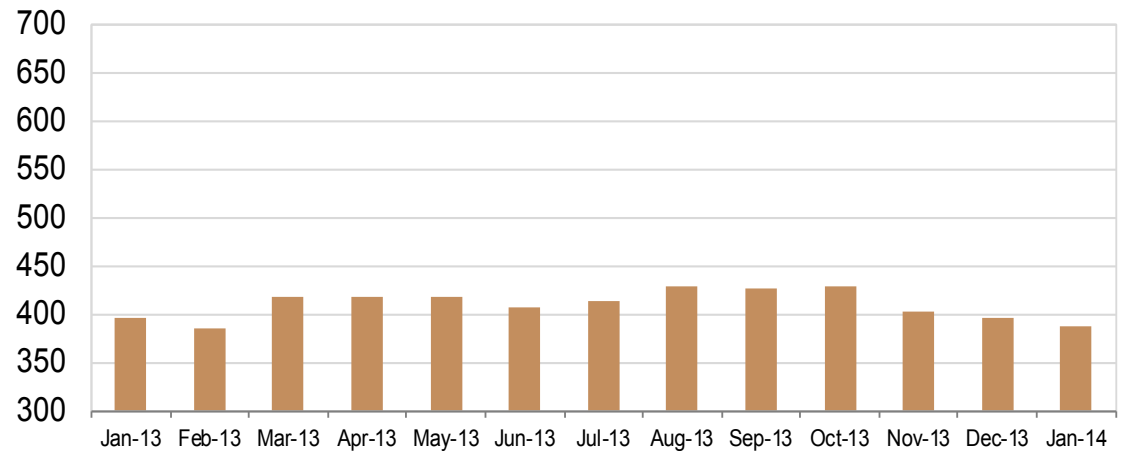


Detached represents existing single-family detached homes

Attached Historical

Year	2012	2013	2014
January	413	396	388
February	421	386	
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



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)

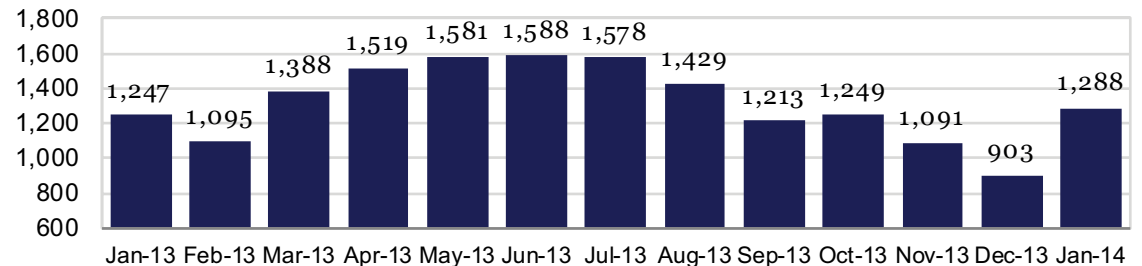
Market Activity

Month	New	Pending	Closed
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
Jan-14	1,288	769	539

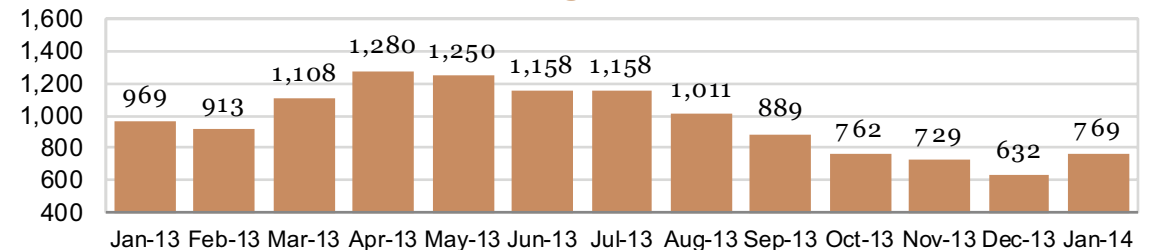
Change from last month/year

	Jan-14	Dec-13	Jan-13
New	1,288	903	1,247
% Change	-	42.64%	3.29%
Pending	769	632	969
% Change	-	21.68%	-20.64%
Closed	539	655	480
% Change	-	-17.71%	12.29%

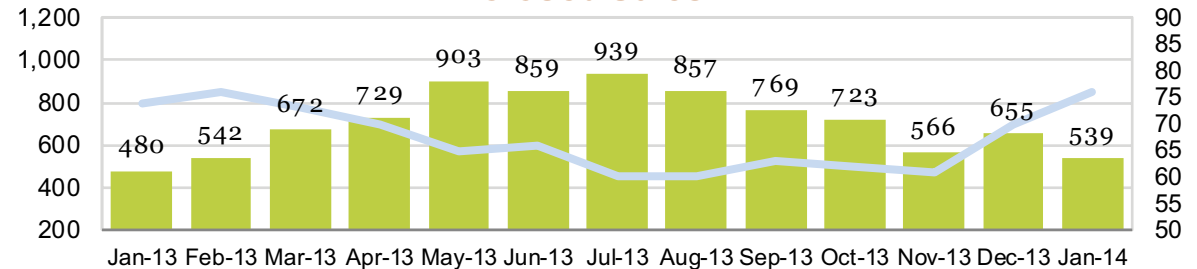
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for January 2014 detached sales was 76.

Data is for single-family detached homes

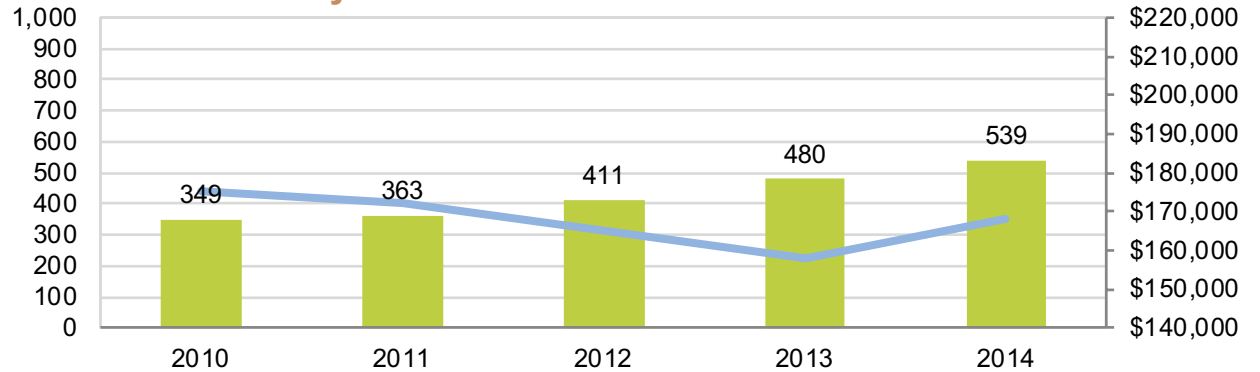
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Jan-13	Jan-14
10-121	Albuquerque	316	355
130	Corrales	5	9
140-162	Rio Rancho	86	100
180	Bernalillo	5	5
190	Placitas	7	5
210-293	E. Mountains	29	29
690-760	Valencia Co.	32	36
Total	All	480	539

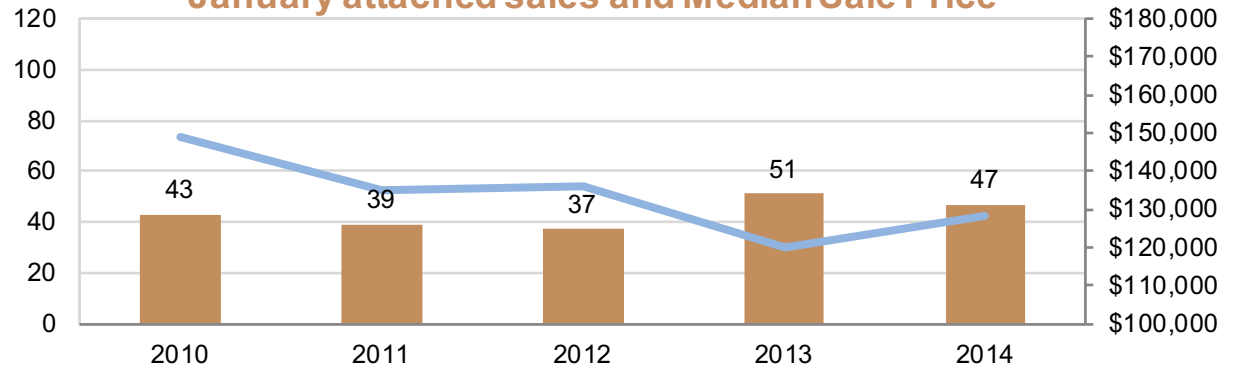
January detached sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Jan-13	Jan-14
10-121	Albuquerque	47	36
130	Corrales	0	0
140-162	Rio Rancho	4	8
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	0	3
Total	All	51	47

January attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

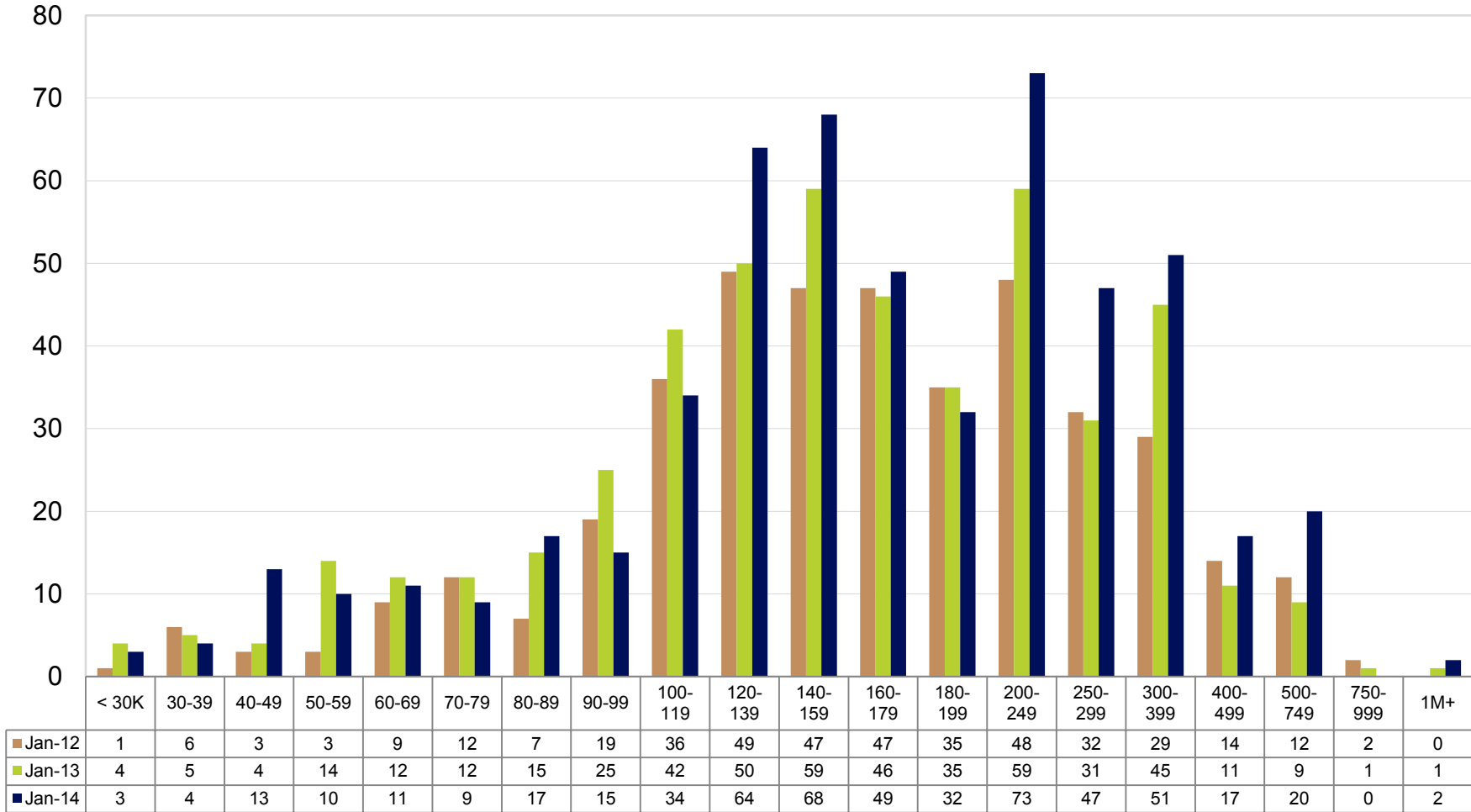
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
January historical (in thousands)



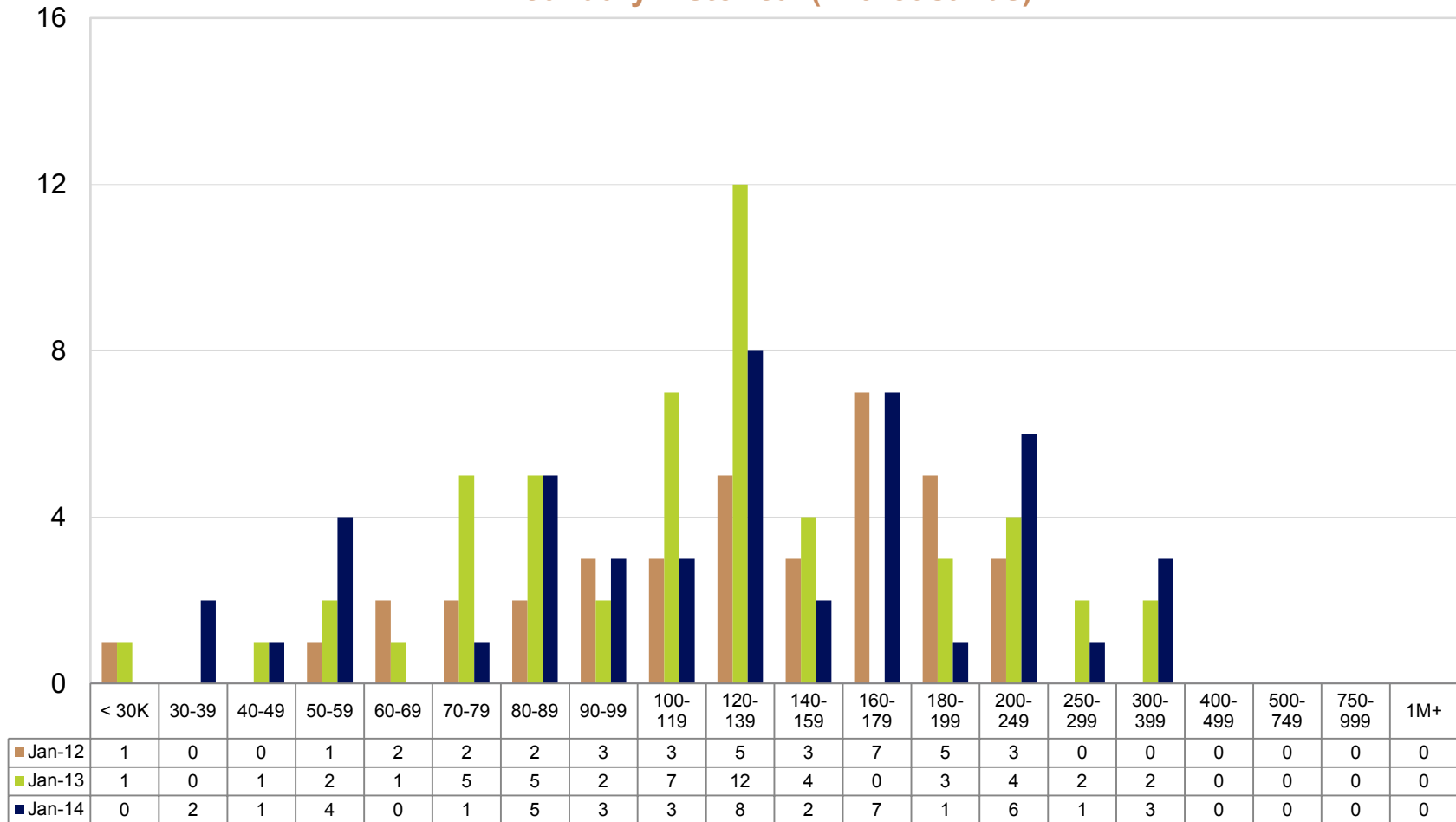
Top Selling Price Range for Detached Homes

\$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
January historical (in thousands)



Top Selling Price Ranges for Attached Homes

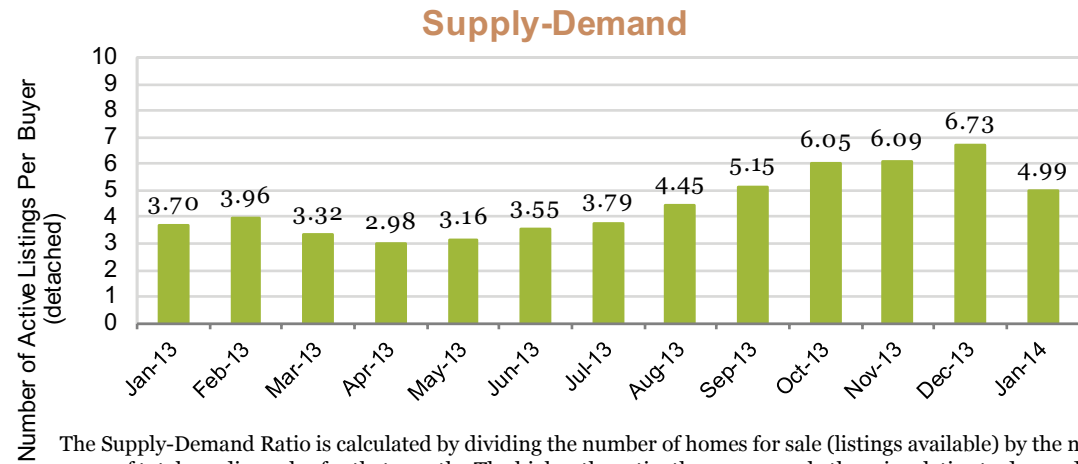
\$120,000 - \$139,999

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

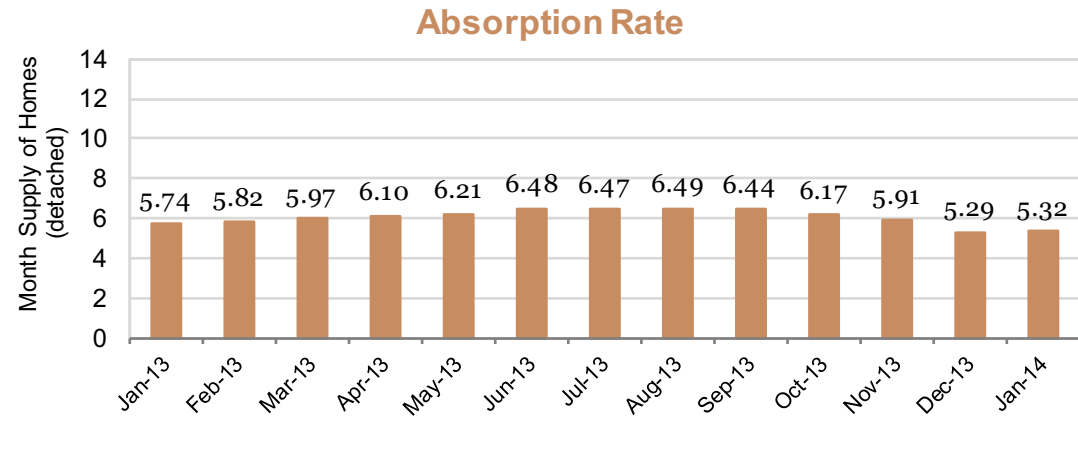
Year	2012	2013	2014
January	4.52	3.70	4.99
February	4.04	3.96	
March	3.59	3.32	
April	3.58	2.98	
May	3.82	3.16	
June	3.81	3.55	
July	3.88	3.79	
August	4.04	4.45	
September	4.64	5.15	
October	4.53	6.05	
November	5.24	6.09	
December	5.42	6.73	



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	
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

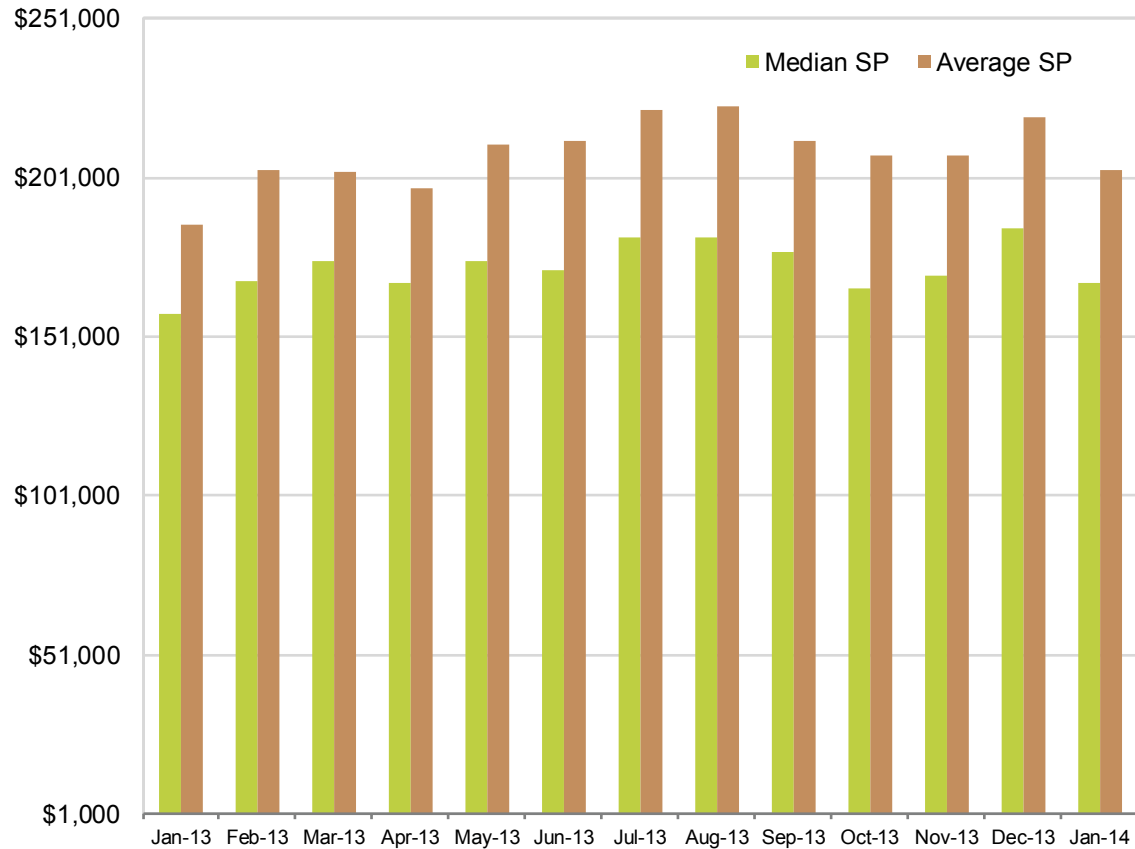
Median Sale Price

Year	2012	2013	2014
January	\$165,000	\$158,000	\$167,900
February	\$161,500	\$168,500	
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	
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

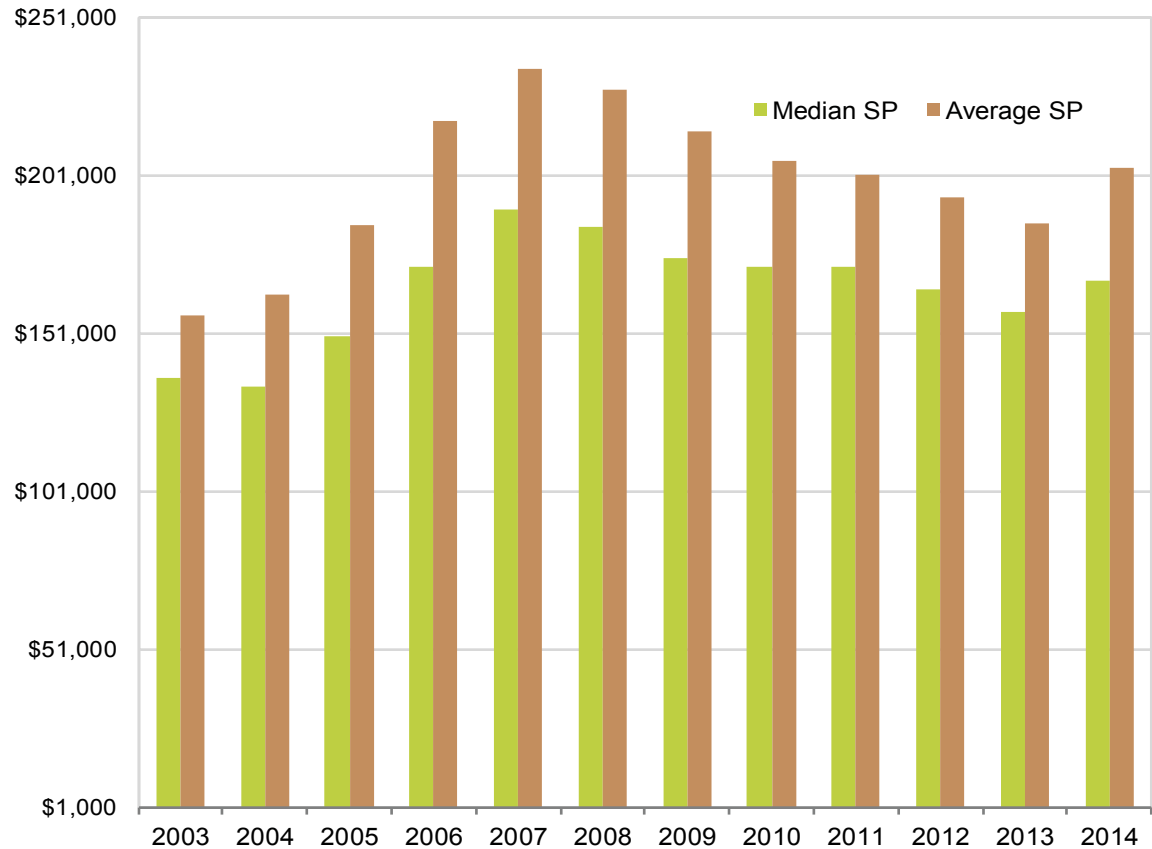
Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$136,900	7.37%
2004	\$134,150	-2.01%
2005	\$149,900	11.74%
2006	\$172,250	14.91%
2007	\$190,000	10.30%
2008	\$185,000	-2.63%
2009	\$175,000	-5.41%
2010	\$172,240	-1.58%
2011	\$172,000	-0.14%
2012	\$165,000	-4.07%
2013	\$158,000	-4.24%
2014	\$167,900	6.27%

Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$157,015	3.14%
2004	\$163,072	3.86%
2005	\$185,452	13.72%
2006	\$218,381	17.76%
2007	\$234,807	7.52%
2008	\$227,898	-2.94%
2009	\$214,872	-5.72%
2010	\$205,624	-4.30%
2011	\$201,239	-2.13%
2012	\$194,352	-3.42%
2013	\$186,051	-4.27%
2014	\$203,687	9.48%

Historical Sale Prices (January)



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.

January 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	85	8	1.48%	87122	114	12	2.23%
87002	144	9	1.67%	87061	3	0	0.00%	87123	137	24	4.45%
87004	73	5	0.93%	87062	1	0	0.00%	87124	354	55	10.20%
87006	1	0	0.00%	87068	19	2	0.37%	87144	281	45	8.35%
87008	25	6	1.11%	87102	41	8	1.48%	88318	1	0	0.00%
87015	118	8	1.48%	87104	57	10	1.86%				
87016	14	1	0.19%	87105	114	16	2.97%				
87023	3	0	0.00%	87106	57	14	2.60%				
87026	3	0	0.00%	87107	128	17	3.15%				
87031	208	24	4.45%	87108	86	8	1.48%				
87032	1	0	0.00%	87109	77	15	2.78%				
87035	24	1	0.19%	87110	135	20	3.71%				
87036	16	0	0.00%	87111	184	31	5.75%				
87042	15	1	0.19%	87112	165	28	5.19%				
87043	97	5	0.93%	87113	53	10	1.86%				
87047	61	4	0.74%	87114	347	53	9.83%				
87048	94	10	1.86%	87120	310	42	7.79%				
87056	4	0	0.00%	87121	228	47	8.72%				

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		1,095			106			2,555	
	Mar		1,388			149			4,092	
Pending Sales	Jan	769	969	-20.64%	75	84	-10.71%	844	1,053	-19.85%
	Feb		913			83			2,049	
	Mar		1,108			109			3,266	
Closed Sales	Jan	539	480	12.29%	47	51	-7.84%	586	531	10.36%
	Feb		542			54			1,127	
	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		\$110.3			\$7.2			\$213.5	
	Mar		\$136.2			\$8.7			\$358.4	
Median Sales Price	Jan	\$167,900	\$158,000	6.27%	\$128,000	\$120,000	6.67%	--	--	--
	Feb		\$168,500			\$127,000		--	--	--
	Mar		\$175,000			\$135,000		--	--	--
Average Sales Price	Jan	\$203,687	\$186,051	9.48%	\$142,447	\$131,890	8.00%	--	--	--
	Feb		\$203,514			\$132,833		--	--	--
	Mar		\$202,605			\$147,025		--	--	--
Total Active Listings Available	Jan	3,884	3,611	7.56%	388	396	-2.02%	--	--	--
	Feb		3,676			386		--	--	--
	Mar		3,809			418		--	--	--
Average Days on Market	Jan	76	74	2.70%	69	86	-19.77%	--	--	--
	Feb		76			72		--	--	--
	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		693			Feb		90	
	Mar		851			Mar		288	
Pending Sales	Jan	513	642	-20.09%	Pending Sales	Jan	146	192	-23.96%
	Feb		618			Feb		159	
	Mar		767			Mar		203	
Closed Sales	Jan	355	316	12.34%	Closed Sales	Jan	100	86	16.28%
	Feb		363			Feb		95	
	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		\$169,900			Feb		\$155,000	
	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		\$210,777			Feb		\$178,225	
	Mar		\$204,774			Mar		\$184,812	
Total Active	Jan	2,230	2,009	11.00%	Total Active	Jan	635	632	0.47%
	Feb		2,052			Feb		637	
	Mar		2,123			Mar		676	
Average Days on Market	Jan	75	61	22.95%	Average Days on Market	Jan	67	75	-10.67%
	Feb		75			Feb		72	
	Mar		71			Mar		71	

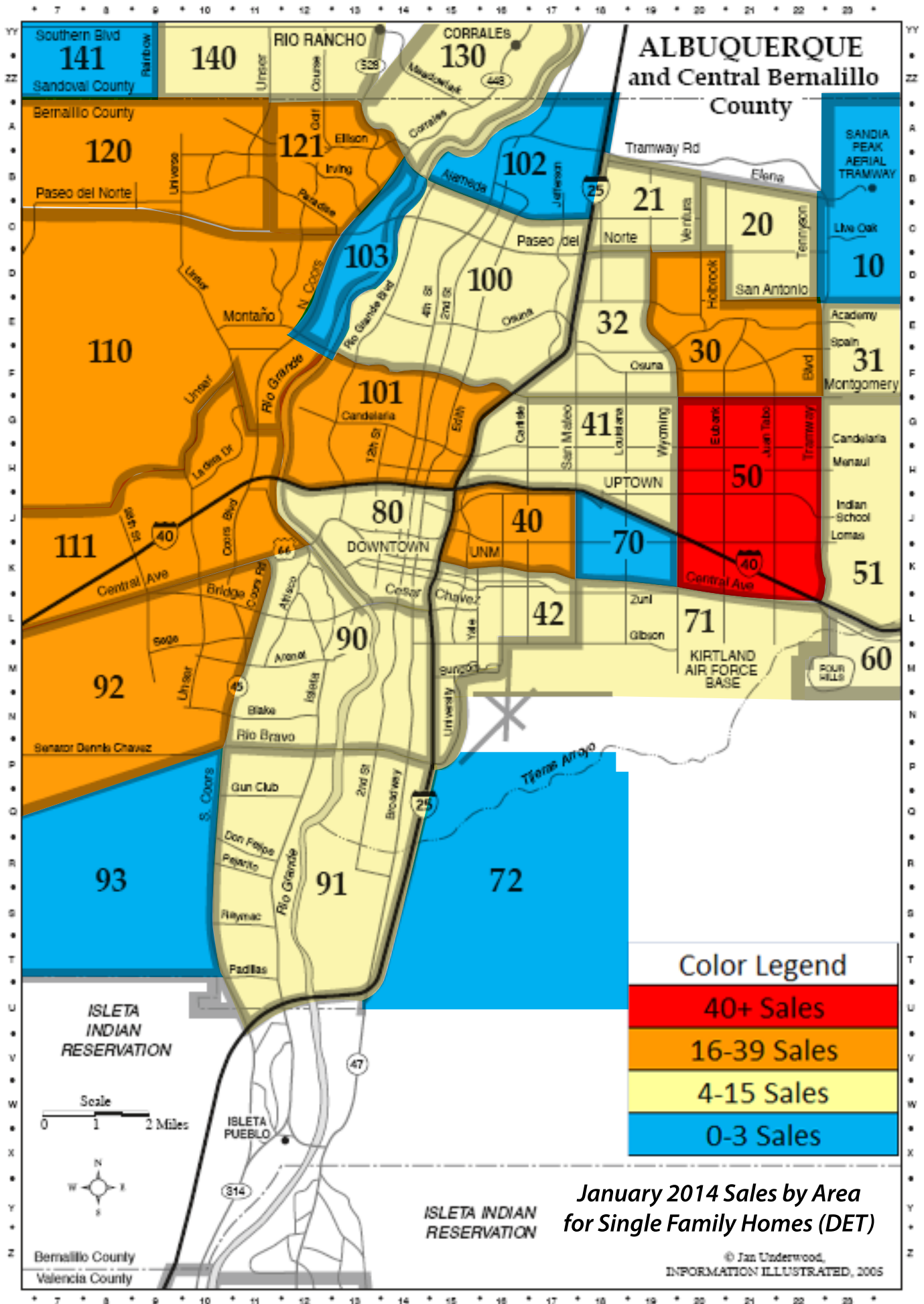
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Market Comparison

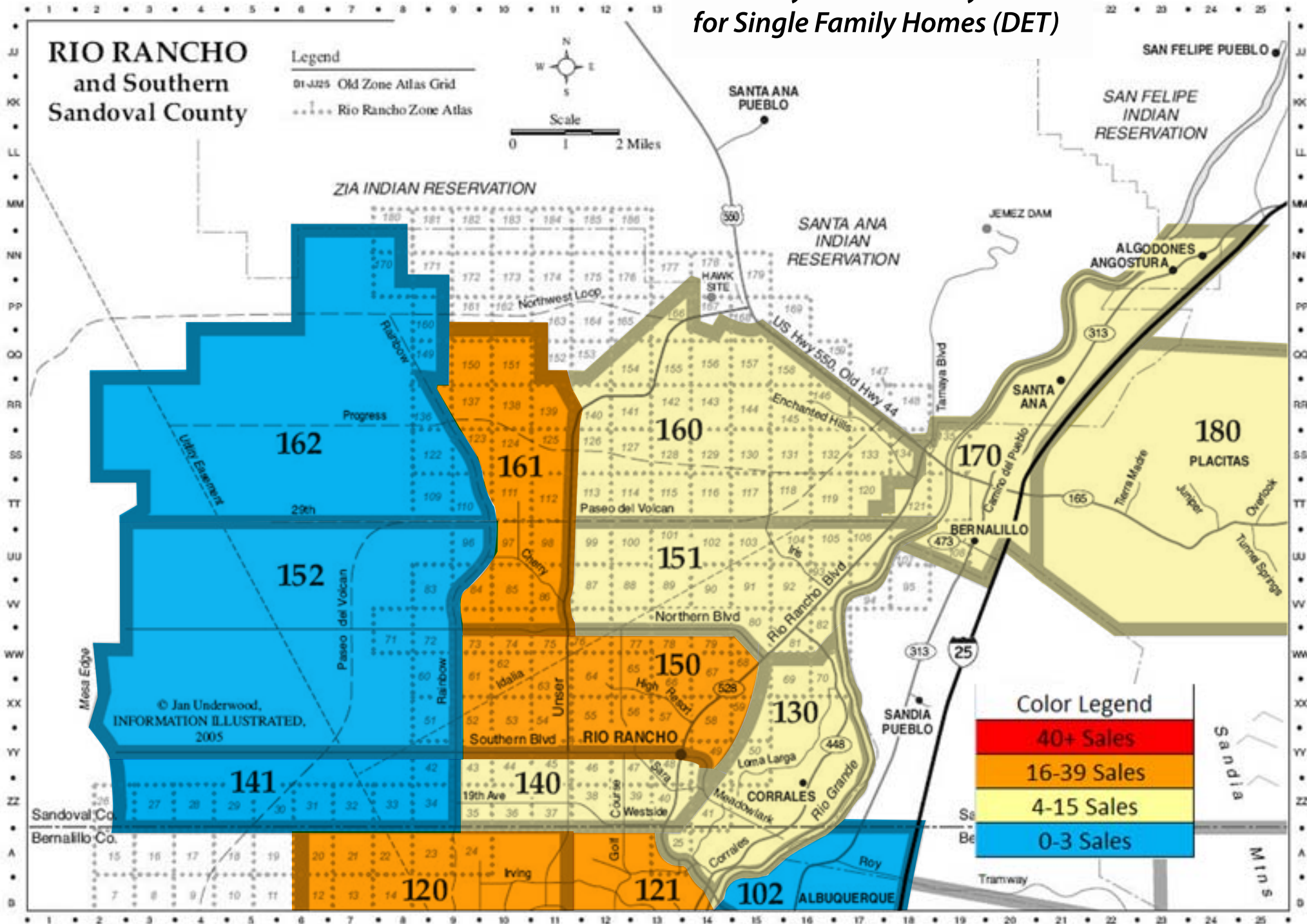
East Mountains/Estancia Basin & Valencia County

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		56			Feb		107	
	Mar		87			Mar		90	
Pending Sales	Jan	34	40	-15.00%	Pending Sales	Jan	52	68	-23.53%
	Feb		45			Feb		61	
	Mar		36			Mar		63	
Closed Sales	Jan	29	29	0.00%	Closed Sales	Jan	36	32	12.50%
	Feb		32			Feb		40	
	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		\$208,838			Feb		\$124,000	
	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		\$225,712			Feb		\$135,324	
	Mar		\$222,480			Mar		\$146,677	
Total Active	Jan	358	338	5.92%	Total Active	Jan	392	412	-4.85%
	Feb		330			Feb		421	
	Mar		357			Mar		426	
Average Days on Market	Jan	99	154	-35.71%	Average Days on Market	Jan	73	124	-41.13%
	Feb		93			Feb		72	
	Mar		113			Mar		78	

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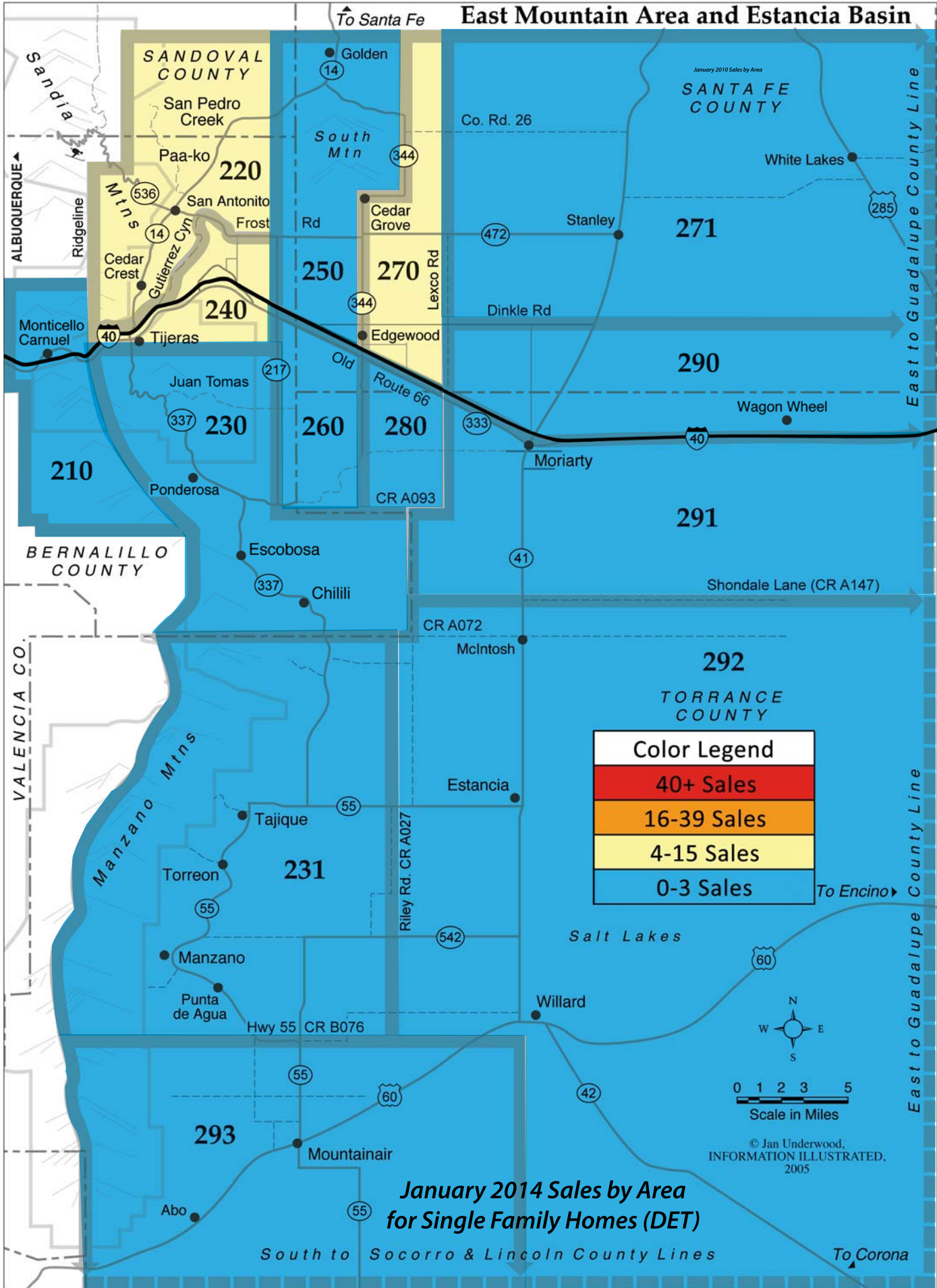


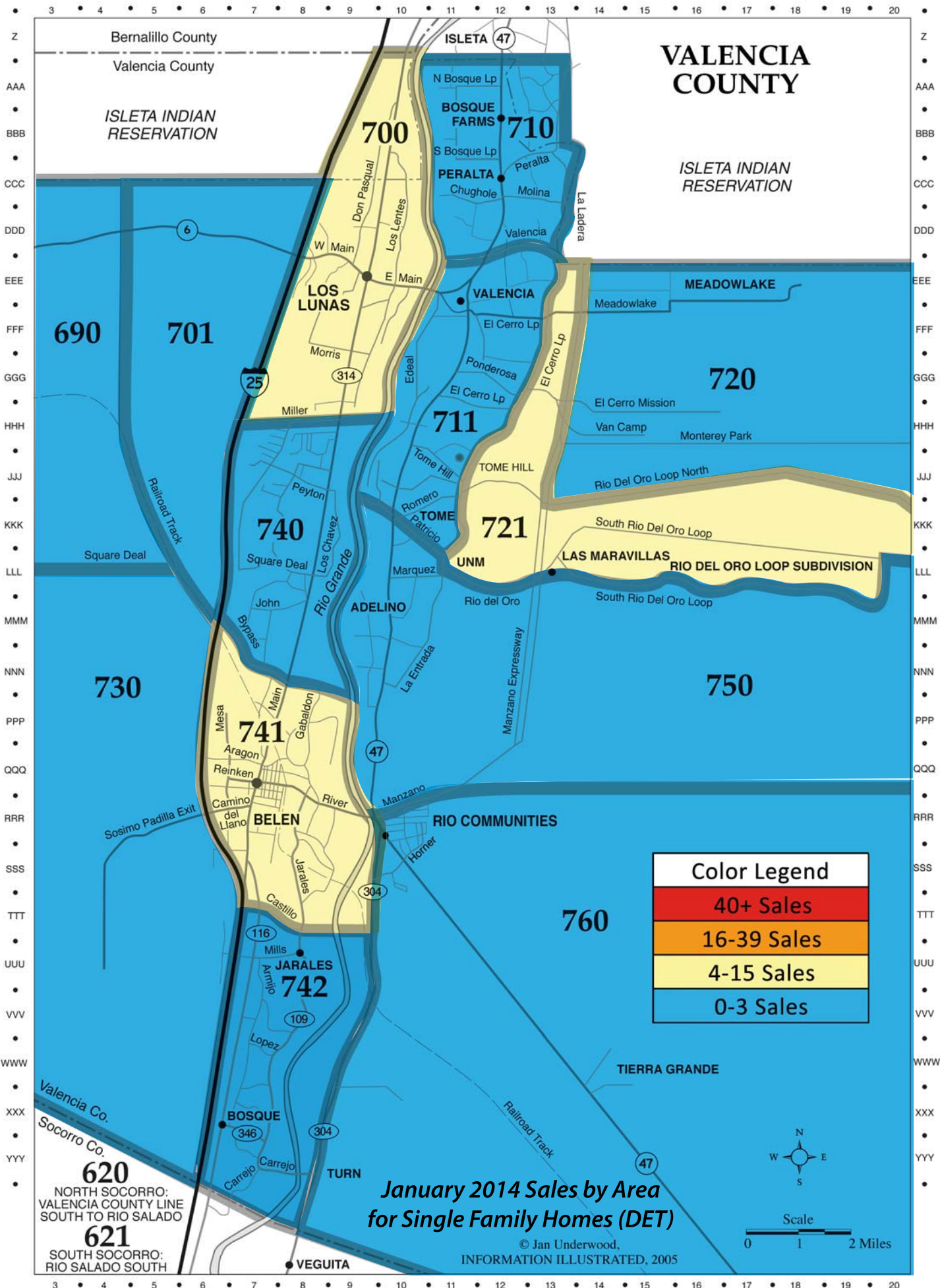
January 2014 Sales by Area for Single Family Homes (DET)



East Mountain Area and Estancia Basin

January 2010 Sales by Area





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

BELEN

RIO COMMUNITIES

JARALES 742

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

VEGUITA

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

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