



Greater Albuquerque Association of  
**REALTORS**®

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## Monthly Highlights

- The median sale price of single-family, detached homes held at \$180,000 for the second consecutive month.
- June 2014 saw 800 single-family, detached sales, a reduction of 6.87% from the previous year.

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**Monthly**  
**Market**  
REPORT **June 2014**

## Contact

John Kynor, 2014 GAAR President

Phone 505-750-0059

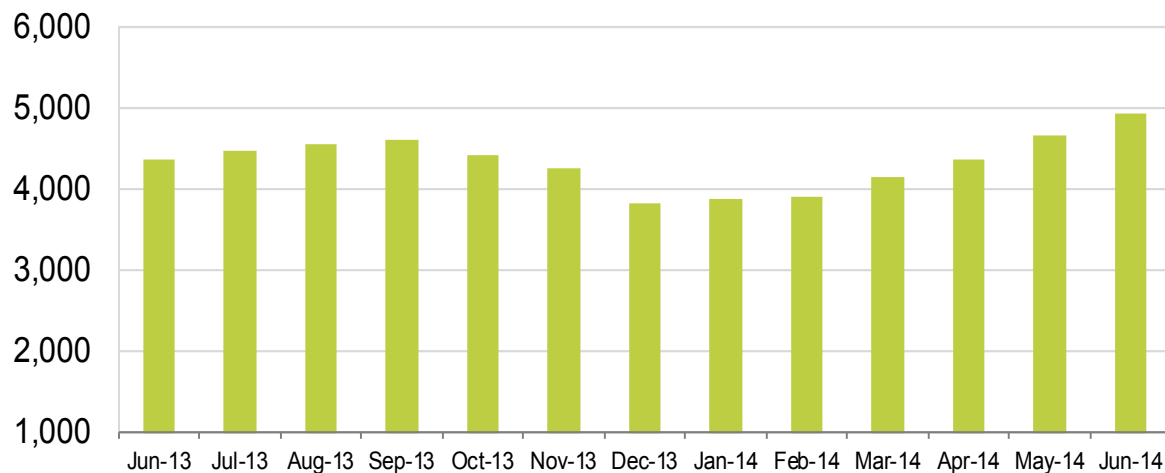
Email [president@gaar.com](mailto:president@gaar.com)

# 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	4,682
June	4,097	4,388	4,937
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

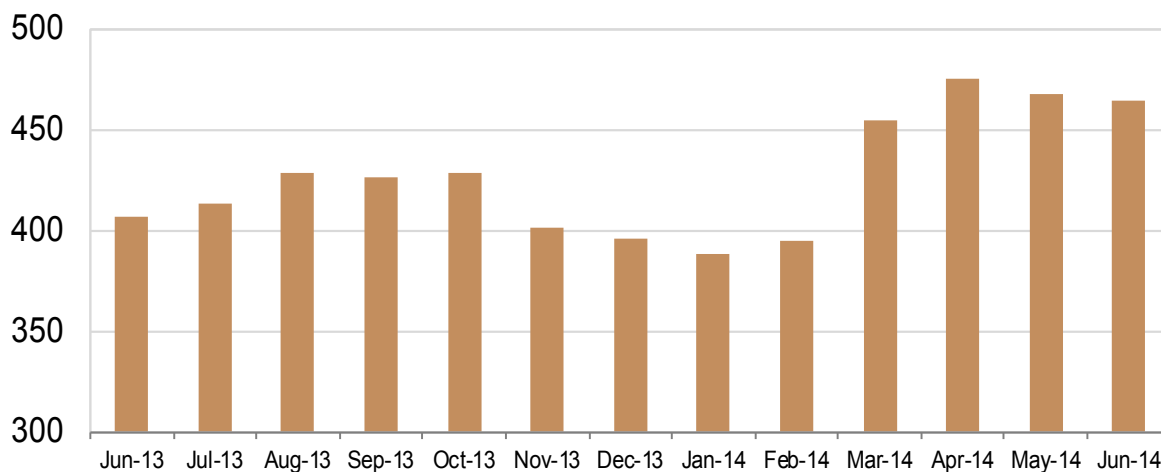


Detached represents existing single-family detached homes

## Attached Historical

Year	2012	2013	2014
January	413	396	388
February	421	386	395
March	412	418	455
April	433	419	476
May	429	419	468
June	431	407	465
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)

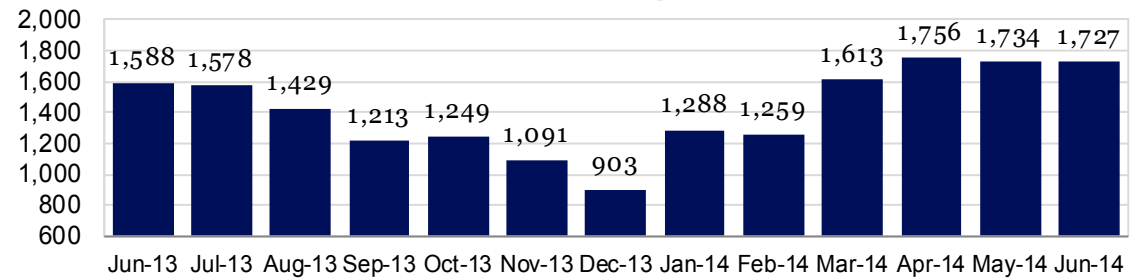
## Market Activity

Month	New	Pending	Closed
Jun-13	1,588	992*	859
Jul-13	1,578	997*	939
Aug-13	1,429	886*	857
Sep-13	1,213	770*	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
May-14	1,734	996	797
Jun-14	1,727	939	800

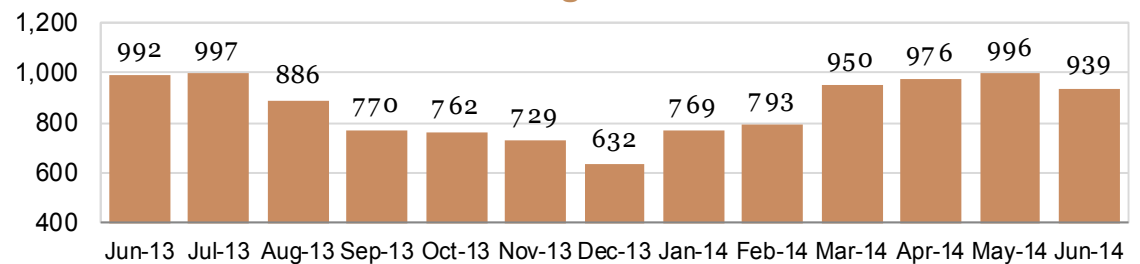
## Change from last month/year

	Jun-14	May-14	Jun-13
New	1,727	1,734	1,588
% Change	-	<b>-0.40%</b>	<b>8.75%</b>
Pending	939	996	992
% Change	-	<b>-5.72%</b>	<b>-5.34%</b>
Closed	800	797	859
% Change	-	<b>0.38%</b>	<b>-6.87%</b>

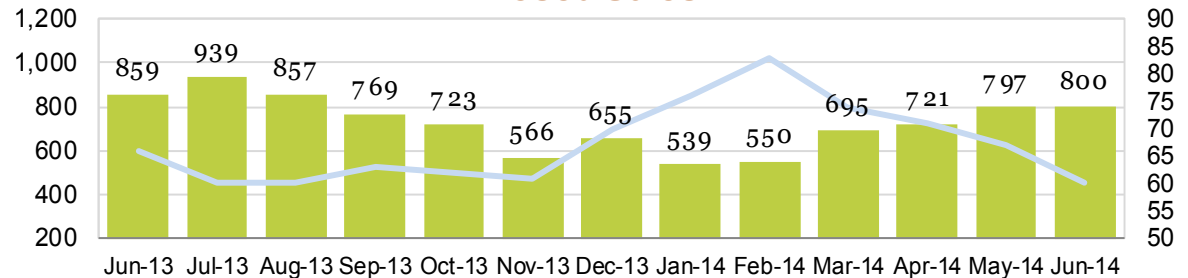
## New Listings



## Pending Sales



## Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for June 2014 detached sales was 60.

Data is for single-family detached homes

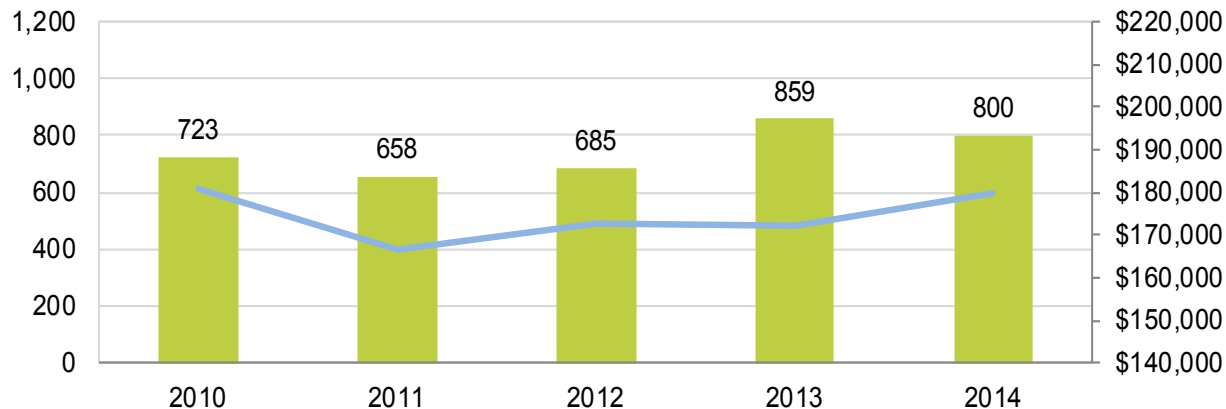
\*Due to an MLS system change in October 2013 the data collection methods for pending sales changed. Pending sales are now calculated only once for a particular property, whether or not that property goes under contract multiple times during the month. Pending sales from 2013 have been adjusted in this report to adjust for the change.

# Homes Sales by Market Area

## Single-family detached sales

MLS Area	Area Name	Jun-13	Jun-14
10-121	Albuquerque	581	555
130	Corrales	7	8
140-162	Rio Rancho	180	146
180	Bernalillo	4	4
190	Placitas	9	6
210-293	E. Mountains	34	28
690-760	Valencia Co.	44	53
Total	All	859	800

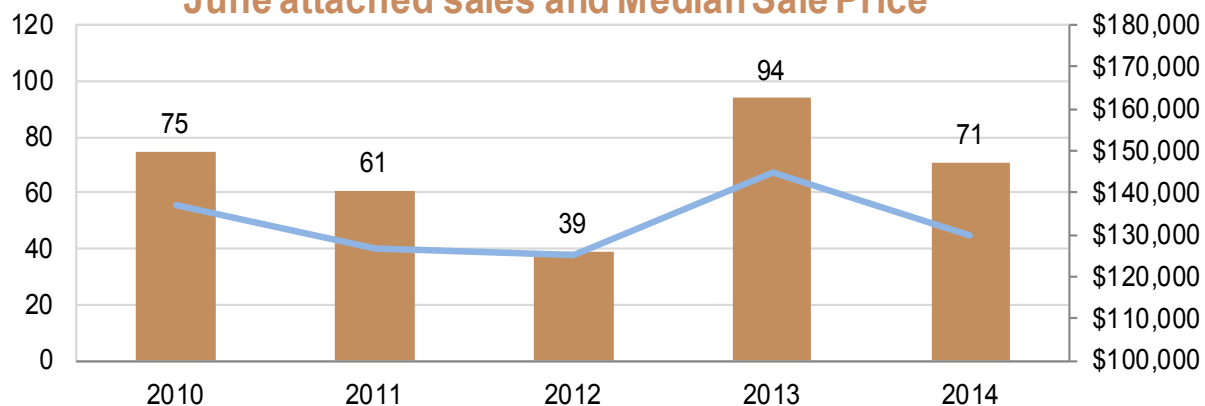
## June detached sales and Median Sale Price



## Condo/townhome (attached) sales

MLS Area	Area Name	Jun-13	Jun-14
10-121	Albuquerque	79	59
130	Corrales	0	0
140-162	Rio Rancho	11	9
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	4	3
Total	All	94	71

## June attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

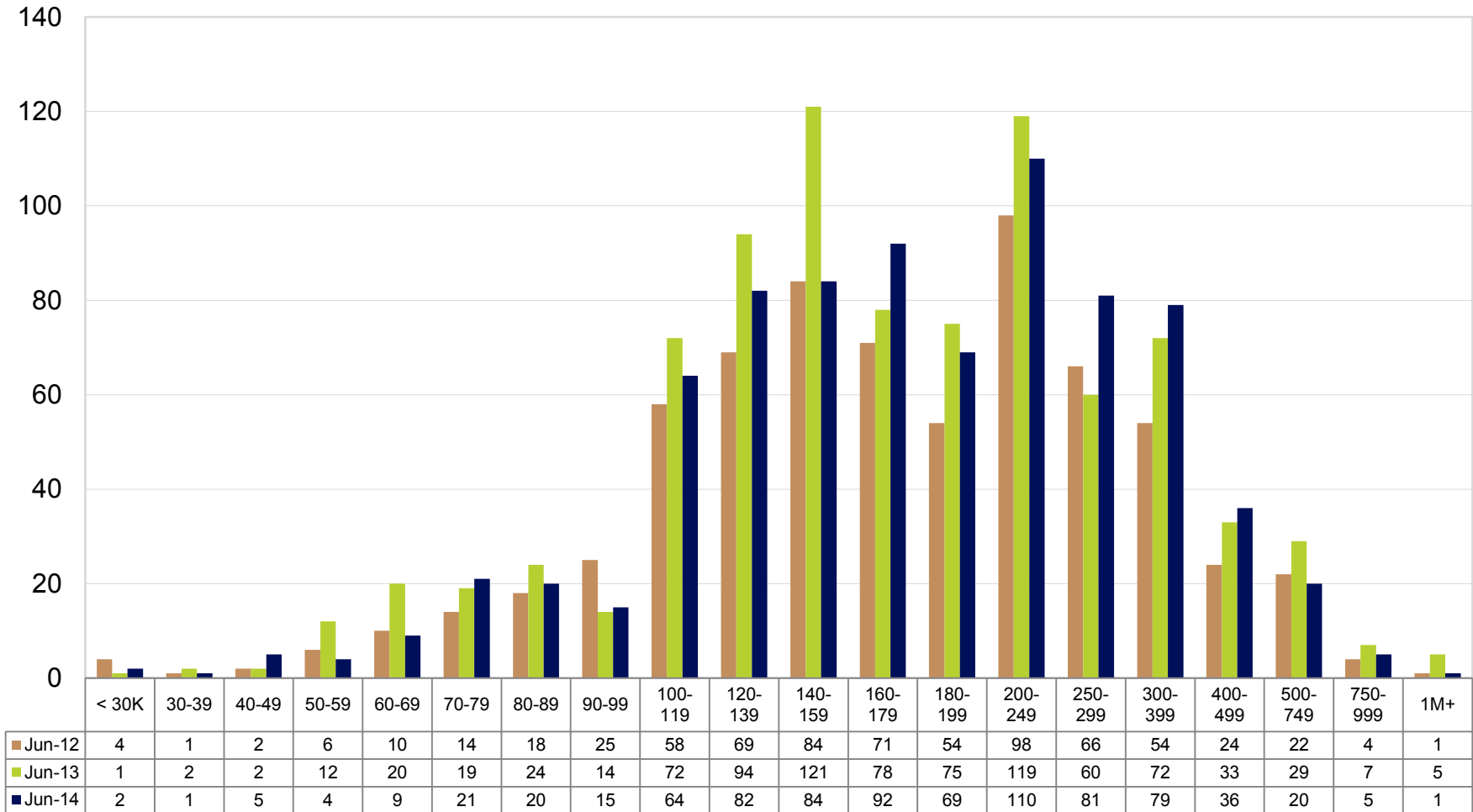
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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  
June historical (in thousands)



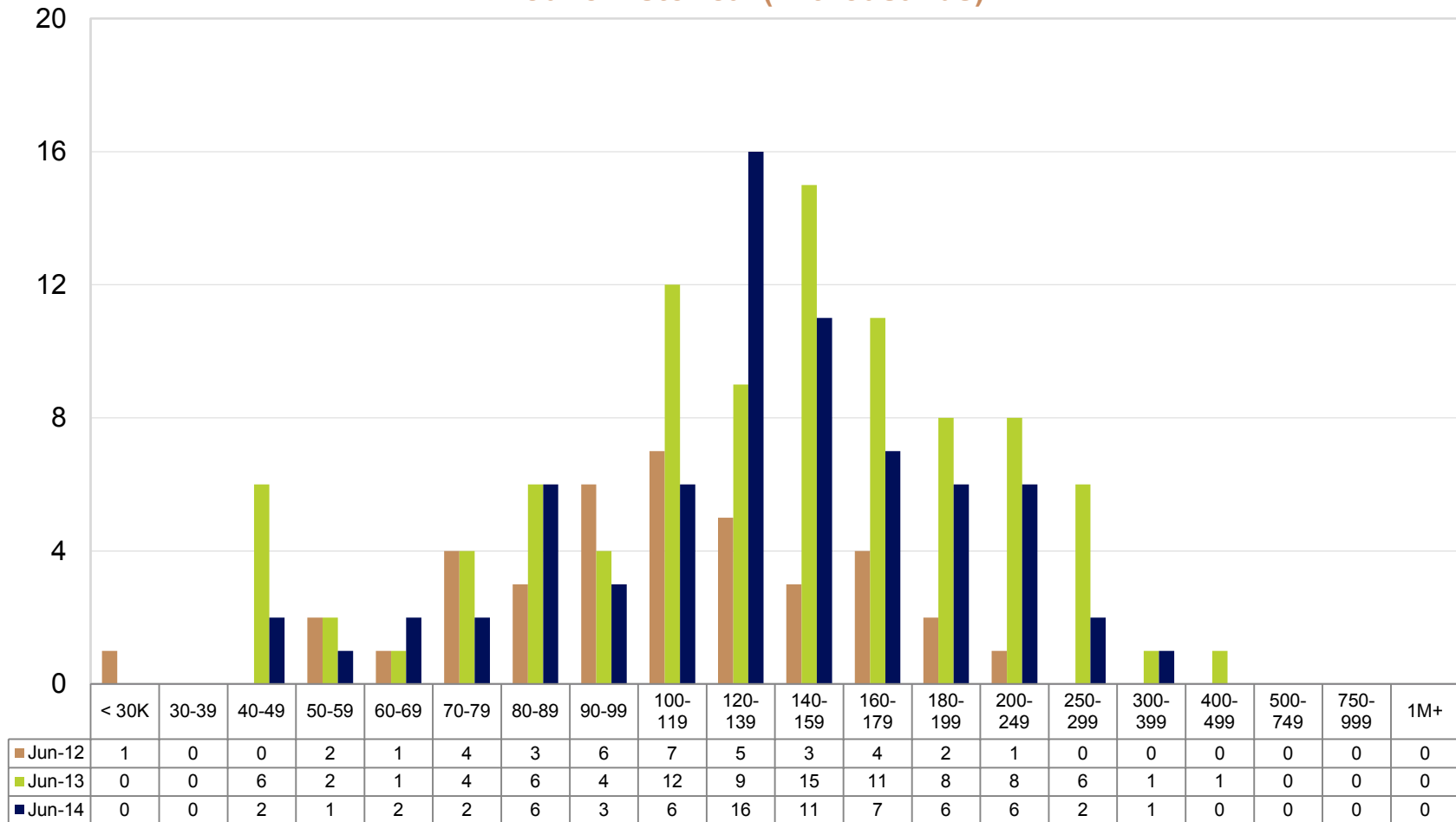
Top Selling Price Range for Detached Homes

**\$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  
June historical (in thousands)



Top Selling Price Ranges for Attached Homes

**\$120,000 - \$139,999**

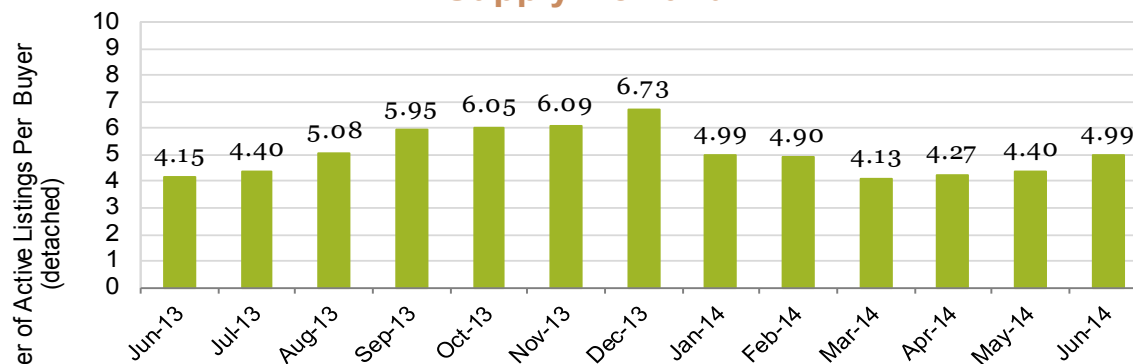
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

# 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	4.13
April	3.58	2.98	4.27
May	3.82	3.16	4.40
June	3.81	4.45	4.99
July	3.88	4.40	
August	4.04	5.08	
September	4.64	5.95	
October	4.53	6.05	
November	5.24	6.09	
December	5.42	6.73	

## Supply-Demand

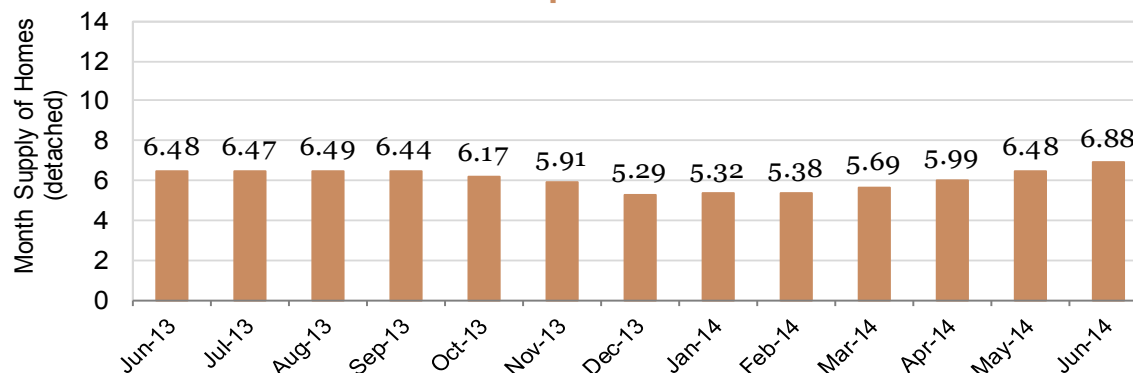


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

## Absorption Rate

Year	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	6.48
June	7.12	6.48	6.88
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	

## 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

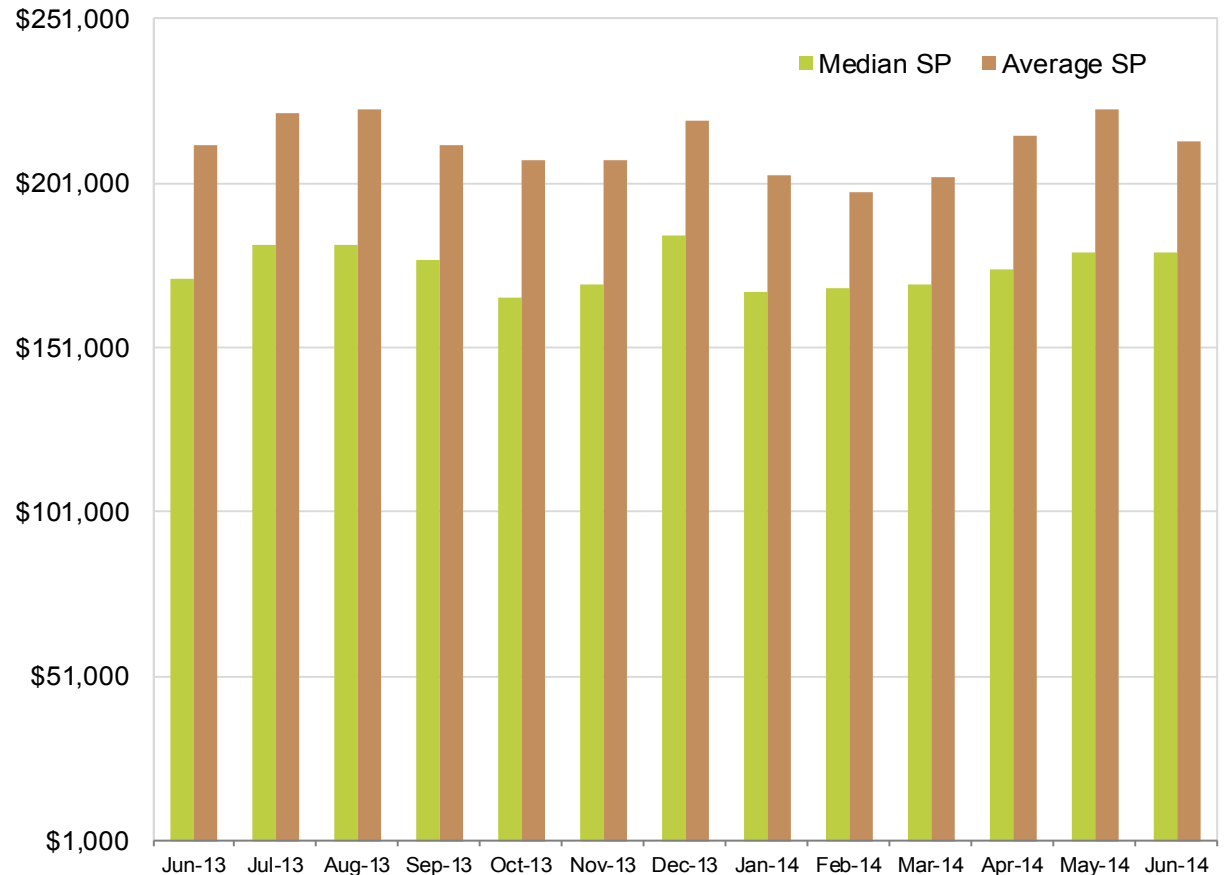
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

# 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	\$180,000
June	\$172,700	\$172,000	\$180,000
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	

## Monthly Sale Prices



## 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	\$223,193
June	\$207,679	\$212,456	\$213,504
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	

Data is for single-family detached homes

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# Historical Home Prices

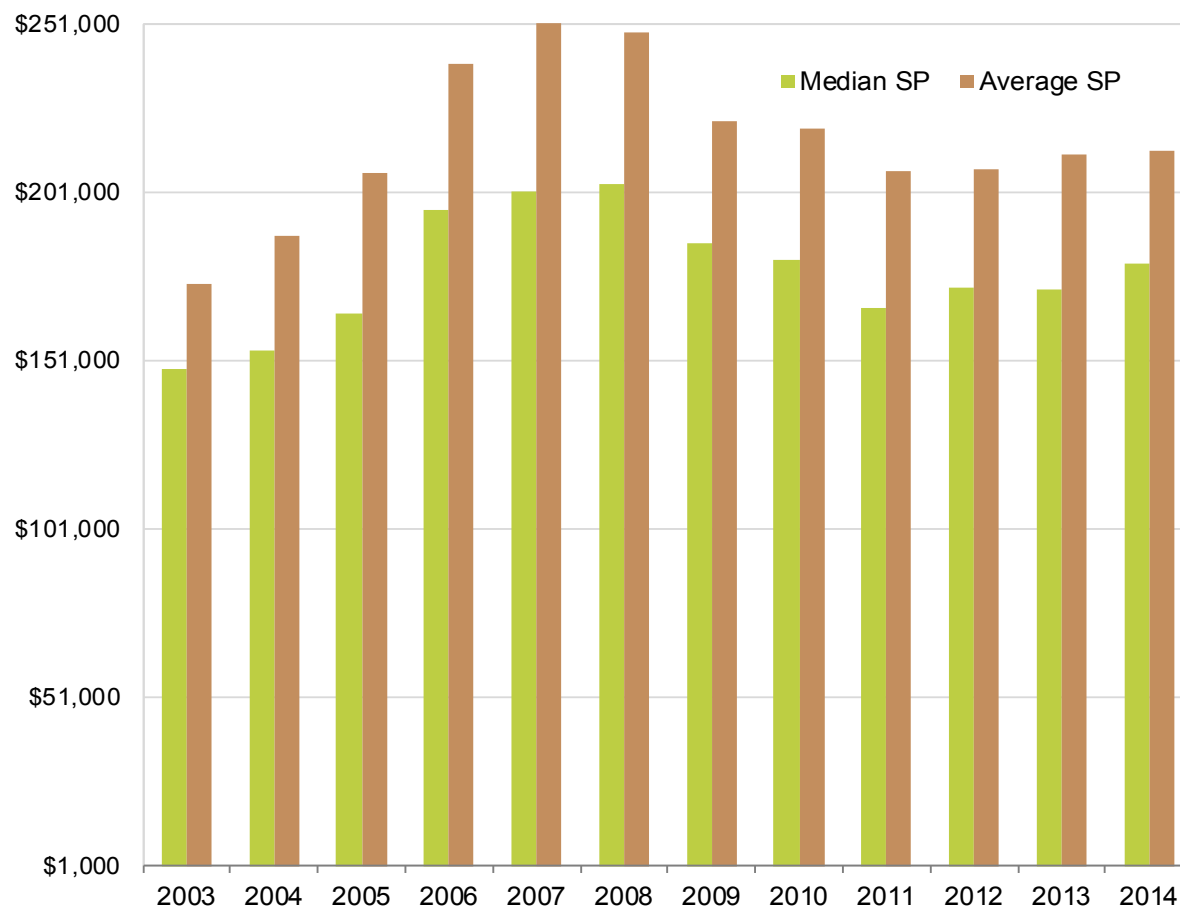
## Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$148,500	10.00%
2004	\$153,950	3.67%
2005	\$165,000	7.18%
2006	\$195,575	18.53%
2007	\$201,500	3.03%
2008	\$203,500	0.99%
2009	\$185,800	-8.70%
2010	\$181,000	-2.58%
2011	\$166,500	-8.01%
2012	\$172,700	3.72%
2013	\$172,000	-0.41%
2014	\$180,000	4.65%

## Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$173,932	6.76%
2004	\$188,040	8.11%
2005	\$206,677	9.91%
2006	\$239,231	15.75%
2007	\$254,298	6.30%
2008	\$248,375	-2.33%
2009	\$222,183	-10.55%
2010	\$219,723	-1.11%
2011	\$207,042	-5.77%
2012	\$207,679	0.31%
2013	\$212,456	2.30%
2014	\$213,504	0.49%

## Historical Sale Prices (June 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.

# June 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	8	0	0.00%	87059	129	8	1.00%	87123	191	34	4.25%
87002	146	15	1.88%	87063	1	0	0.00%	87124	425	85	10.63%
87004	83	4	0.50%	87068	26	4	0.50%	87144	385	61	7.63%
87006	1	0	0.00%	87102	47	6	0.75%	87505	1	0	0.00%
87008	32	4	0.50%	87104	76	7	0.88%	87560	1	0	0.00%
87015	152	6	0.75%	87105	143	20	2.50%				
87016	22	0	0.00%	87106	85	16	2.00%				
87023	1	1	0.13%	87107	166	13	1.63%				
87026	4	0	0.00%	87108	110	19	2.38%				
87031	245	32	4.00%	87109	102	34	4.25%				
87032	1	0	0.00%	87110	158	38	4.75%				
87035	27	2	0.25%	87111	280	58	7.25%				
87036	12	0	0.00%	87112	190	35	4.38%				
87042	22	1	0.13%	87113	72	14	1.75%				
87043	119	6	0.75%	87114	460	94	11.75%				
87047	96	8	1.00%	87120	386	81	10.13%				
87048	138	8	1.00%	87121	233	55	6.88%				
87056	12	0	0.00%	87122	149	31	3.88%				

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# Market Overview

<b>2014</b>		(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	1,734	1,581	9.68%	160	151	5.96%	8,418	7,343	14.64%
	<b>Jun</b>	<b>1,727</b>	<b>1,588</b>	<b>8.75%</b>	<b>145</b>	<b>137</b>	<b>5.84%</b>	<b>10,290</b>	<b>9,068</b>	<b>13.48%</b>
Pending Sales	Apr	976	1,045*	-6.60%	73	95*	-23.16%	3,781	3,826*	-1.18%
	May	996	1,053*	-5.41%	115	110	2.73%	4,890	4,989*	-1.98%
	<b>Jun</b>	<b>939</b>	<b>992*</b>	<b>-5.34%</b>	<b>90</b>	<b>95*</b>	<b>-5.26%</b>	<b>5,919</b>	<b>6,076*</b>	<b>-2.58%</b>
Closed Sales	Apr	721	729	-1.10%	52	72	-27.78%	2,725	2,659	2.48%
	May	797	903	-11.74%	81	84	-3.57%	3,602	3,646	-1.21%
	<b>Jun</b>	<b>800</b>	<b>859</b>	<b>-6.87%</b>	<b>71</b>	<b>94</b>	<b>-24.47%</b>	<b>4,473</b>	<b>4,599</b>	<b>-2.74%</b>
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	\$177.9	\$191.0	-6.85%	\$12.0	\$12.2	-1.64%	\$745.7	\$716.2	4.12%
	<b>Jun</b>	<b>\$170.8</b>	<b>\$182.5</b>	<b>-6.41%</b>	<b>\$10.1</b>	<b>\$13.9</b>	<b>-27.34%</b>	<b>\$926.6</b>	<b>\$912.6</b>	<b>1.53%</b>
Median Sales Price	Apr	\$175,000	\$168,000	4.17%	\$140,000	\$126,750	10.45%	--	--	--
	May	\$180,000	\$174,900	2.92%	\$130,000	\$139,750	-6.98%	--	--	--
	<b>Jun</b>	<b>\$180,000</b>	<b>\$172,000</b>	<b>4.65%</b>	<b>\$130,000</b>	<b>\$144,750</b>	<b>-10.19%</b>	--	--	--
Average Sales Price	Apr	\$215,560	\$197,908	8.92%	\$145,299	\$142,697	1.82%	--	--	--
	May	\$223,193	\$211,505	5.53%	\$148,291	\$145,728	1.76%	--	--	--
	<b>Jun</b>	<b>\$213,504</b>	<b>\$212,456</b>	<b>0.49%</b>	<b>\$142,291</b>	<b>\$147,401</b>	<b>-3.47%</b>	--	--	--
Total Active Listings Available	Apr	4,382	3,953	10.85%	476	419	13.60%	--	--	--
	May	4,682	4,112	13.86%	468	419	11.69%	--	--	--
	<b>Jun</b>	<b>4,937</b>	<b>4,388</b>	<b>12.51%</b>	<b>465</b>	<b>407</b>	<b>14.25%</b>	--	--	--
Average Days on Market	Apr	71	70	1.43%	69	80	-13.75%	--	--	--
	May	67	65	3.08%	64	78	-17.95%	--	--	--
	<b>Jun</b>	<b>60</b>	<b>66</b>	<b>-9.09%</b>	<b>66</b>	<b>79</b>	<b>-16.46%</b>	--	--	--

\*Due to an MLS system change in October 2013 the data collection methods for pending sales changed. Pending sales are now calculated only once for a particular property, whether or not that property goes under contract multiple times during the month. Pending sales from 2013 have been adjusted in this report to adjust for the change.

# 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	1,112	1,025	8.49%		May	294	273	7.69%
	<b>Jun</b>	<b>1,141</b>	<b>1,045</b>	<b>9.19%</b>		<b>Jun</b>	<b>285</b>	<b>250</b>	<b>14.00%</b>
Pending Sales	Apr	664	687*	-3.35%	Pending Sales	Apr	164	225*	-27.11%
	May	693	732*	-5.33%		May	162	195*	-16.92%
	<b>Jun</b>	<b>650</b>	<b>663*</b>	<b>-1.96%</b>		<b>Jun</b>	<b>166</b>	<b>188*</b>	<b>-11.70%</b>
Closed Sales	Apr	470	503	-6.56%	Closed Sales	Apr	135	132	2.27%
	May	552	634	-12.93%		May	124	169	-26.63%
	<b>Jun</b>	<b>555</b>	<b>581</b>	<b>-4.48%</b>		<b>Jun</b>	<b>146</b>	<b>180</b>	<b>-18.89%</b>
Median Sales Price	Apr	\$181,000	\$170,825	5.96%	Median Sales Price	Apr	\$149,900	\$153,000	-2.03%
	May	\$182,500	\$177,750	2.67%		May	\$162,000	\$152,500	6.23%
	<b>Jun</b>	<b>\$185,000</b>	<b>\$180,000</b>	<b>2.78%</b>		<b>Jun</b>	<b>\$159,181</b>	<b>\$146,000</b>	<b>9.03%</b>
Average Sales Price	Apr	\$223,340	\$202,415	10.34%	Average Sales Price	Apr	\$168,636	\$170,923	-1.34%
	May	\$232,859	\$214,635	8.49%		May	\$190,250	\$174,803	8.84%
	<b>Jun</b>	<b>\$220,173</b>	<b>\$225,405</b>	<b>-2.32%</b>		<b>Jun</b>	<b>\$178,375</b>	<b>\$168,842</b>	<b>5.65%</b>
Total Active	Apr	2,535	2,184	16.07%	Total Active	Apr	723	669	8.07%
	May	2,668	2,285	16.76%		May	764	675	13.19%
	<b>Jun</b>	<b>2,846</b>	<b>2,491</b>	<b>14.25%</b>		<b>Jun</b>	<b>810</b>	<b>663</b>	<b>22.17%</b>
Average Days on Market	Apr	69	64	7.81%	Average Days on Market	Apr	64	84	-23.81%
	May	59	60	-1.67%		May	71	63	12.70%
	<b>Jun</b>	<b>54</b>	<b>59</b>	<b>-8.47%</b>		<b>Jun</b>	<b>59</b>	<b>58</b>	<b>1.72%</b>

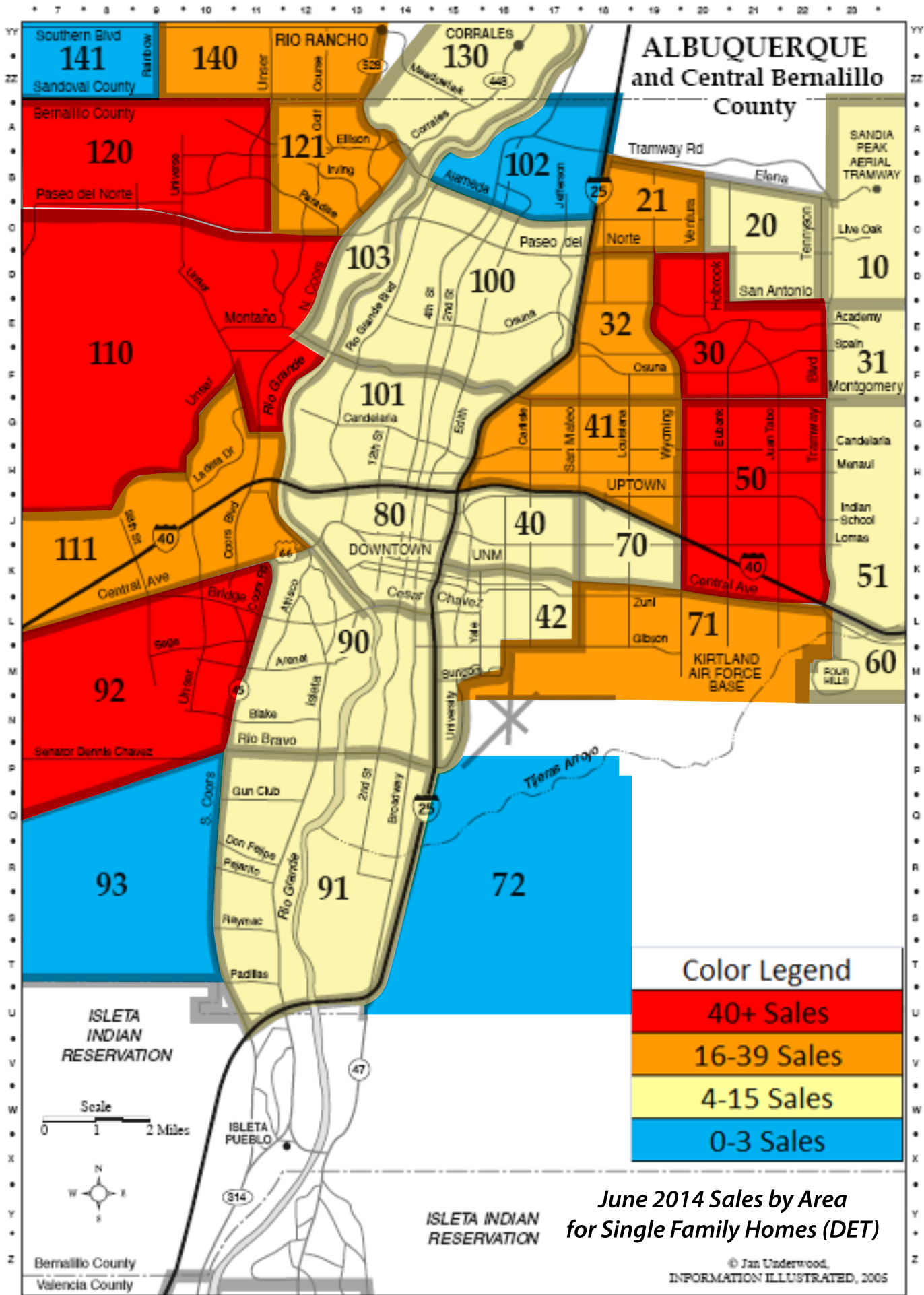
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# Market Comparison

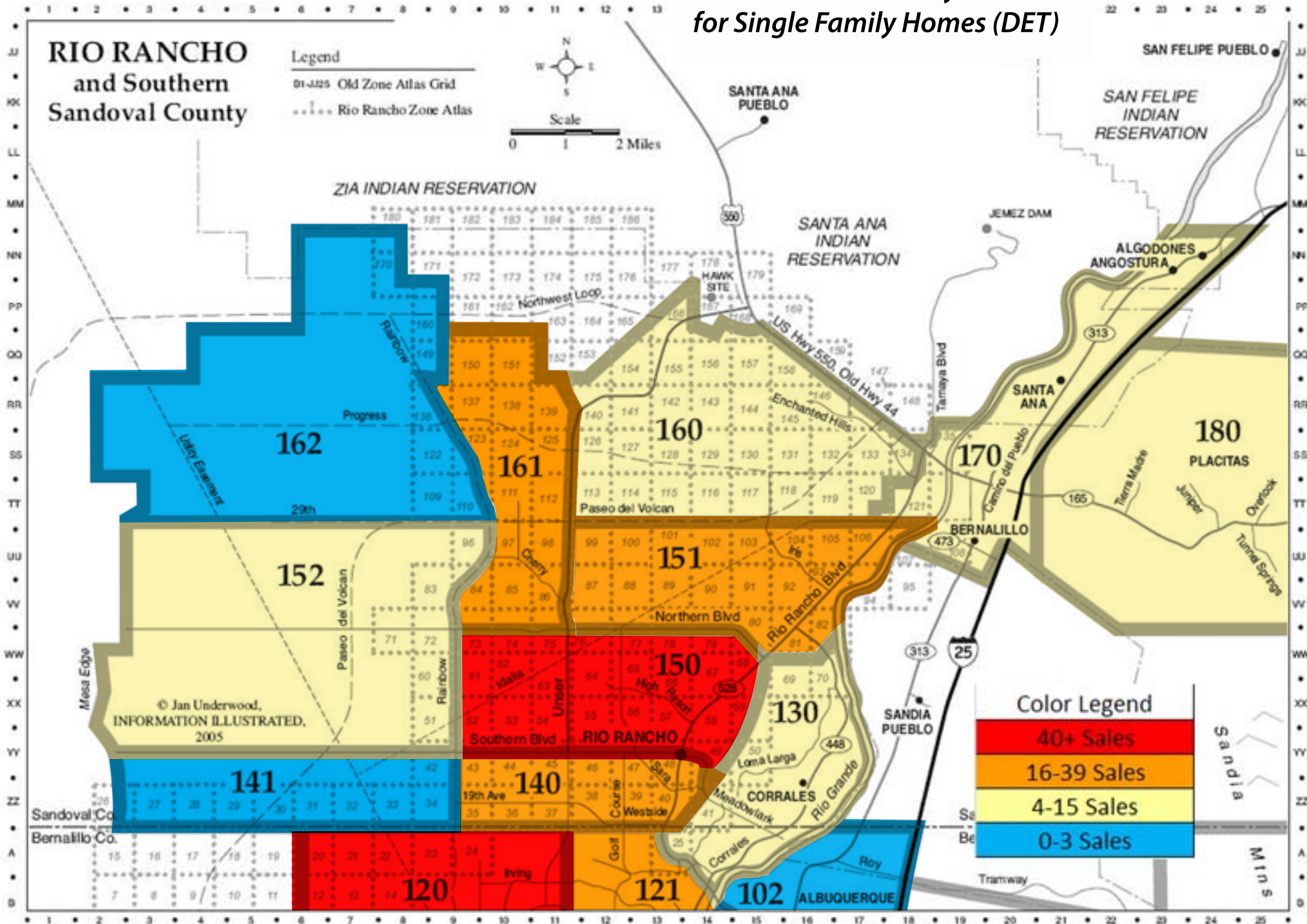
## East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2014	(DET) 2013	Percent Change	Valencia County		(DET) 2014	(DET) 2013	Percent Change
New Listings	Apr	103	103	0.00%	New Listings	Apr	94	100	-6.00%
	May	124	101	22.77%		May	114	117	-2.56%
	<b>Jun</b>	<b>106</b>	<b>116</b>	<b>-8.62%</b>		<b>Jun</b>	<b>104</b>	<b>91</b>	<b>14.29%</b>
Pending Sales	Apr	43	46*	-6.52%	Pending Sales	Apr	69	54*	27.78%
	May	44	48*	-8.33%		May	61	55*	10.91%
	<b>Jun</b>	<b>36</b>	<b>51*</b>	<b>-29.41%</b>		<b>Jun</b>	<b>54</b>	<b>58*</b>	<b>-6.90%</b>
Closed Sales	Apr	42	34	23.53%	Closed Sales	Apr	38	40	-5.00%
	May	40	27	48.15%		May	51	40	27.50%
	<b>Jun</b>	<b>28</b>	<b>34</b>	<b>-17.65%</b>		<b>Jun</b>	<b>53</b>	<b>44</b>	<b>20.45%</b>
Median Sales Price	Apr	\$179,000	\$206,500	-13.32%	Median Sales Price	Apr	\$100,688	\$117,400	-14.24%
	May	\$215,250	\$237,000	-9.18%		May	\$113,000	\$106,950	5.66%
	<b>Jun</b>	<b>\$263,500</b>	<b>\$196,750</b>	<b>33.93%</b>		<b>Jun</b>	<b>\$132,500</b>	<b>\$139,000</b>	<b>-4.68%</b>
Average Sales Price	Apr	\$221,661	\$237,342	-6.61%	Average Sales Price	Apr	\$107,020	\$131,914	-18.87%
	May	\$232,380	\$249,030	-6.69%		May	\$145,422	\$133,907	8.60%
	<b>Jun</b>	<b>\$286,749</b>	<b>\$201,380</b>	<b>42.39%</b>		<b>Jun</b>	<b>\$142,784</b>	<b>\$137,965</b>	<b>3.49%</b>
Total Active	Apr	409	391	4.60%	Total Active	Apr	401	448	-10.49%
	May	477	410	16.34%		May	436	458	-4.80%
	<b>Jun</b>	<b>490</b>	<b>448</b>	<b>9.38%</b>		<b>Jun</b>	<b>444</b>	<b>476</b>	<b>-6.72%</b>
Average Days on Market	Apr	98	95	3.16%	Average Days on Market	Apr	69	72	-4.17%
	May	141	101	39.60%		May	79	88	-10.23%
	<b>Jun</b>	<b>108</b>	<b>139</b>	<b>-22.30%</b>		<b>Jun</b>	<b>84</b>	<b>93</b>	<b>-9.68%</b>

\*Due to an MLS system change in October 2013 the data collection methods for pending sales changed. Pending sales are now calculated only once for a particular property, whether or not that property goes under contract multiple times during the month. Pending sales from 2013 have been adjusted in this report to adjust for the change.

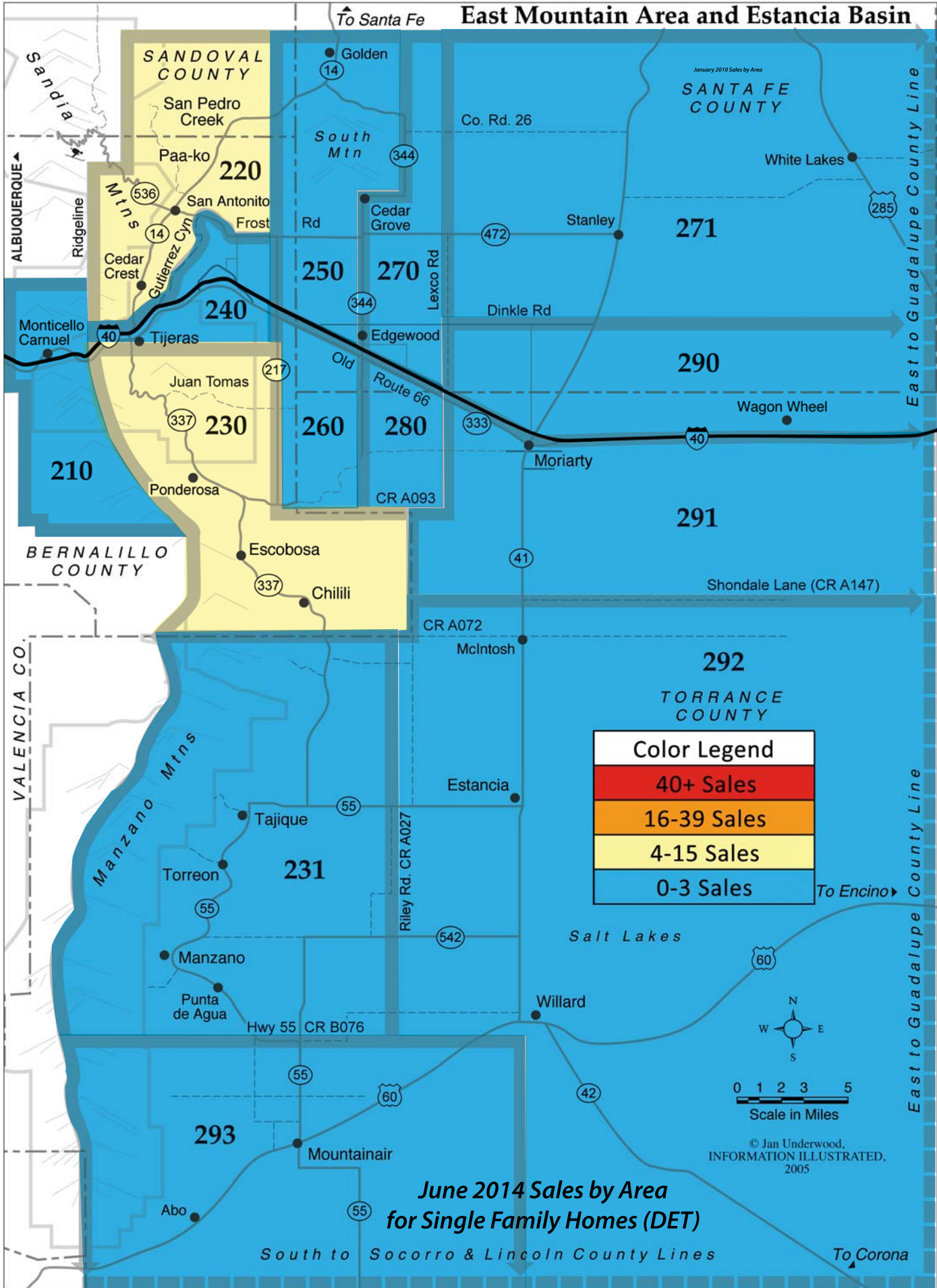


# June 2014 Sales by Area for Single Family Homes (DET)

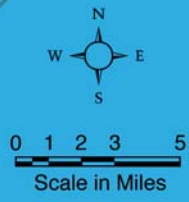


# East Mountain Area and Estancia Basin

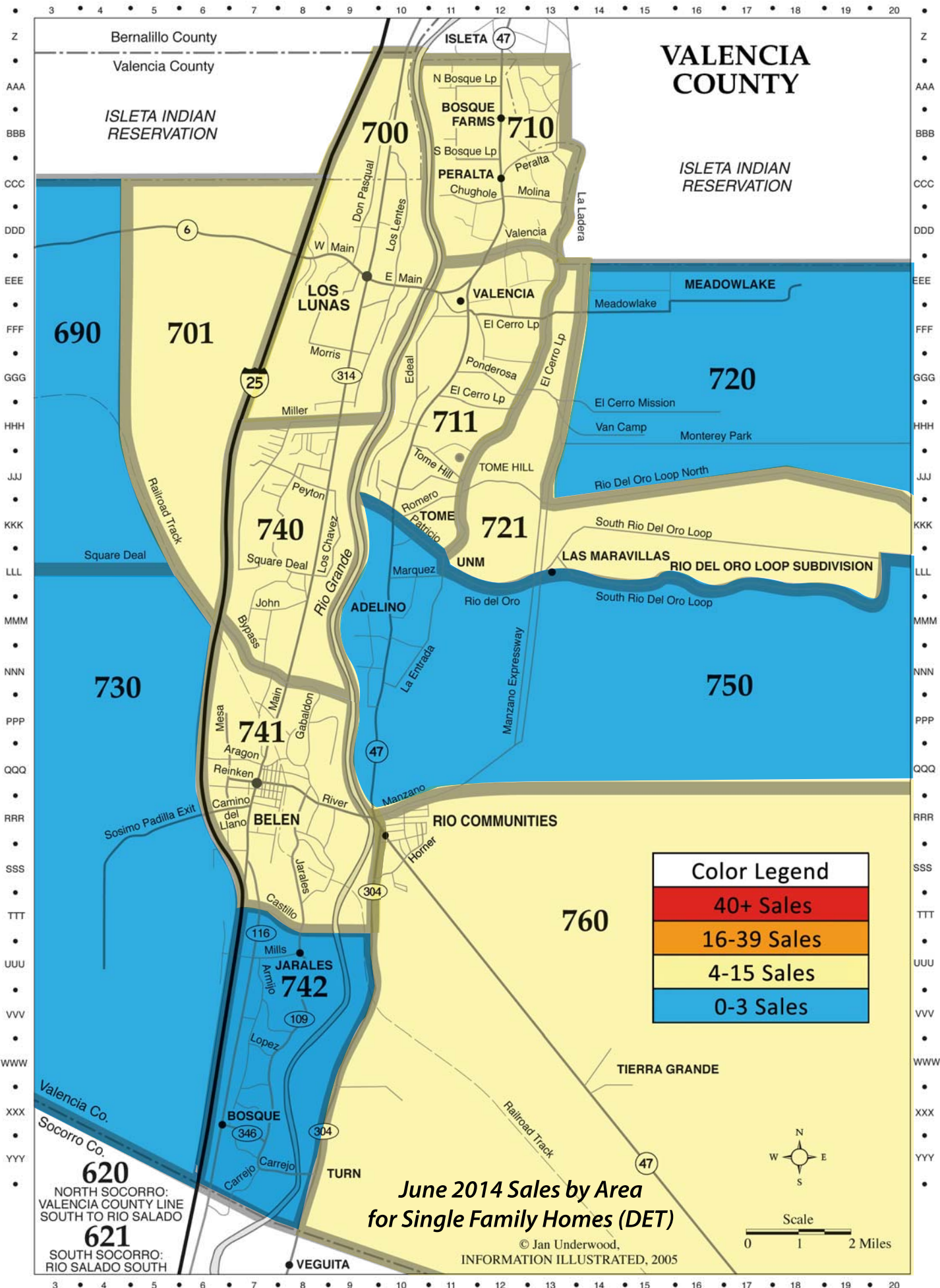
January 2010 Sales by Area



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Bernalillo County  
Valencia County  
**ISLETA INDIAN RESERVATION**

**VALENCIA COUNTY**

**ISLETA INDIAN RESERVATION**

**690**

**701**

**700**

**ISLETA 47**

**BOSQUE FARMS 710**

**PERALTA**

**711**

**721**

**740**

**741**

**750**

**760**

**770**

**780**

**790**

**800**

**810**

**820**

**830**

**840**

**850**

**860**

**870**

**880**

**890**

**900**

**910**

**920**

**930**

**940**

**950**

**960**

**970**

**980**

**990**

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

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

**June 2014 Sales by Area for Single Family Homes (DET)**

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