



Greater Albuquerque Association of
REALTORS®

www.gaar.com

Monthly Highlights

- Single-family detached sales in March rose 3.42 percent from March 2013.
- The Average sale price of single-family homes selling in March was \$202,672, a 2.11 percent increase from the previous month.

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

Monthly
Market
 R E P O R T
 Mar
 2014

Contact

John Kynor, 2014 GAAR President

Phone 505-750-0059

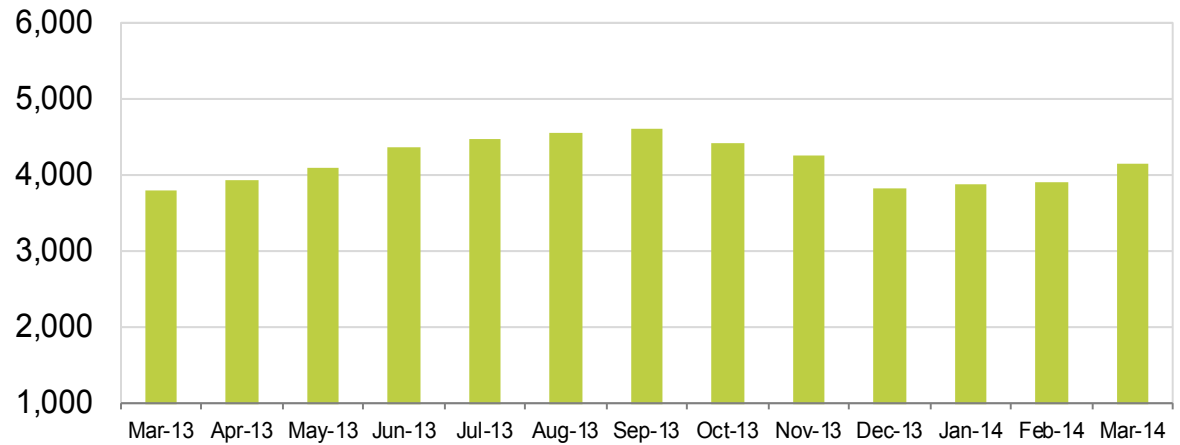
Email president@gaar.com

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	4,164
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

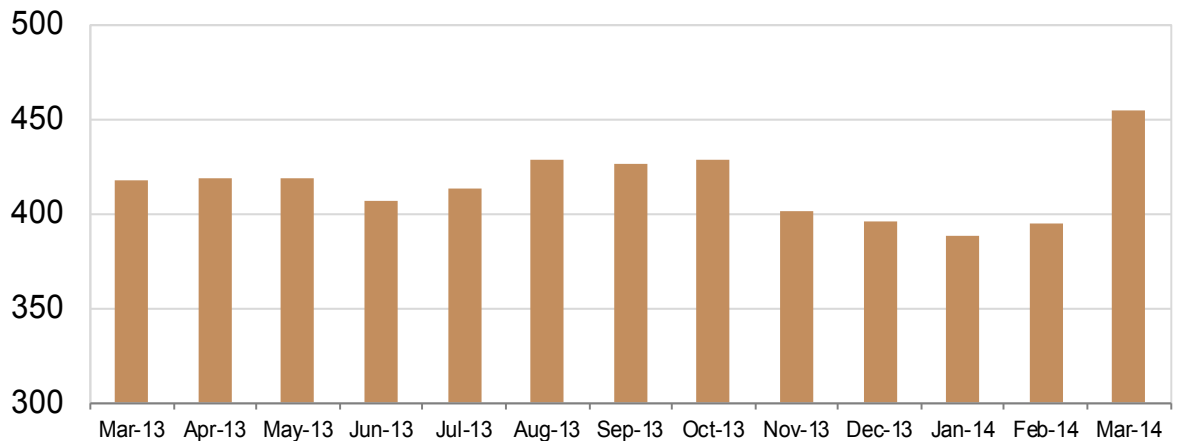


Detached represents existing single-family detached homes

Attached Historical

Year	2012	2013	2014
January	413	396	388
February	421	386	395
March	412	418	455
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)

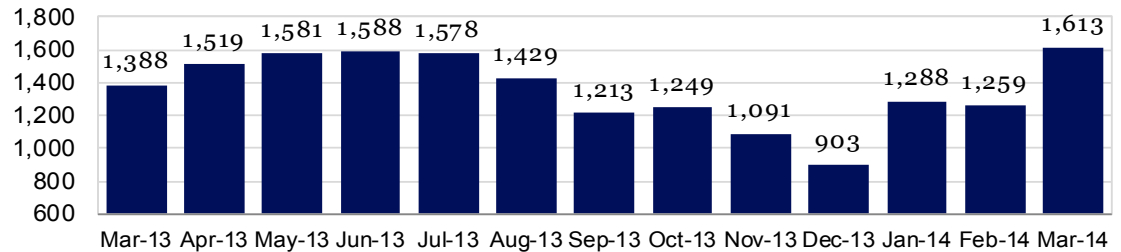
Market Activity

Month	New	Pending	Closed
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
Mar-14	1,613	950	695

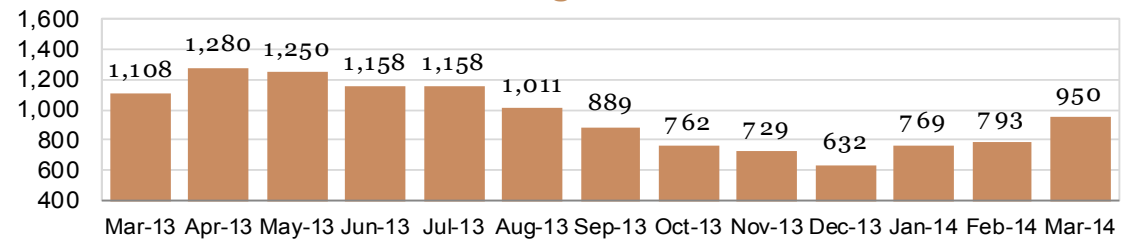
Change from last month/year

	Mar-14	Feb-14	Mar-13
New	1,613	1,259	1,388
% Change	-	28.12%	16.21%
Pending	950	793	1,108
% Change	-	19.80%	-14.26%
Closed	695	550	672
% Change	-	26.36%	3.42%

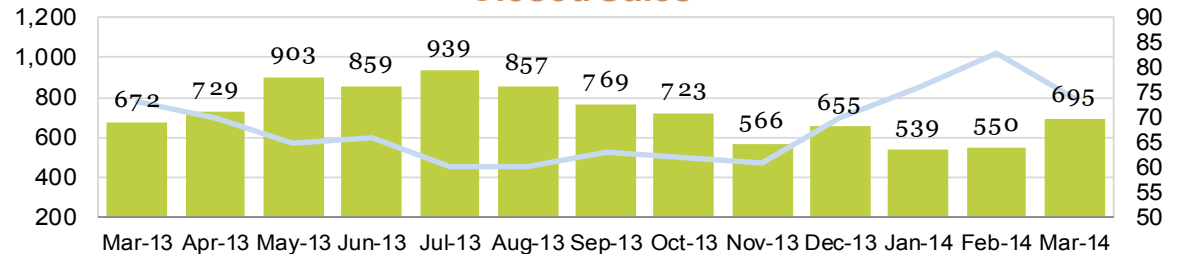
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for March 2014 detached sales was 74.

Data is for single-family detached homes

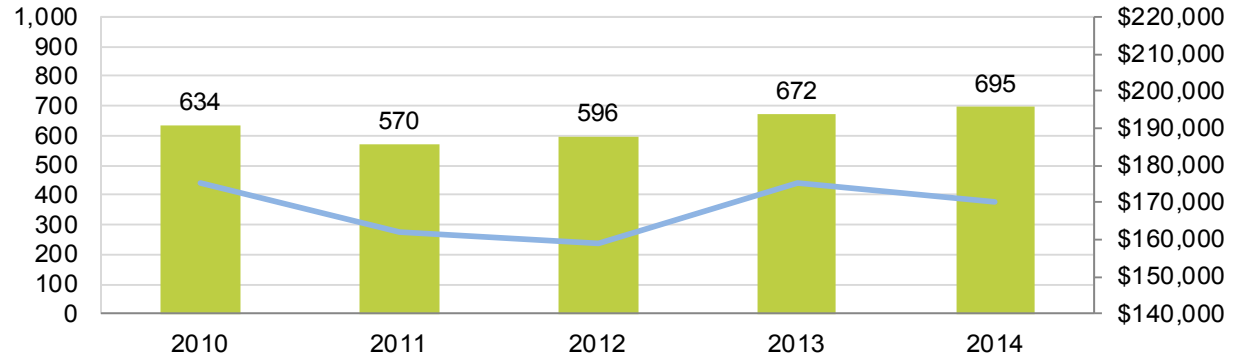
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Mar-13	Mar-14
10-121	Albuquerque	448	507
130	Corrales	9	9
140-162	Rio Rancho	141	112
180	Bernalillo	4	4
190	Placitas	7	4
210-293	E. Mountains	22	24
690-760	Valencia Co.	41	35
Total	All	672	695

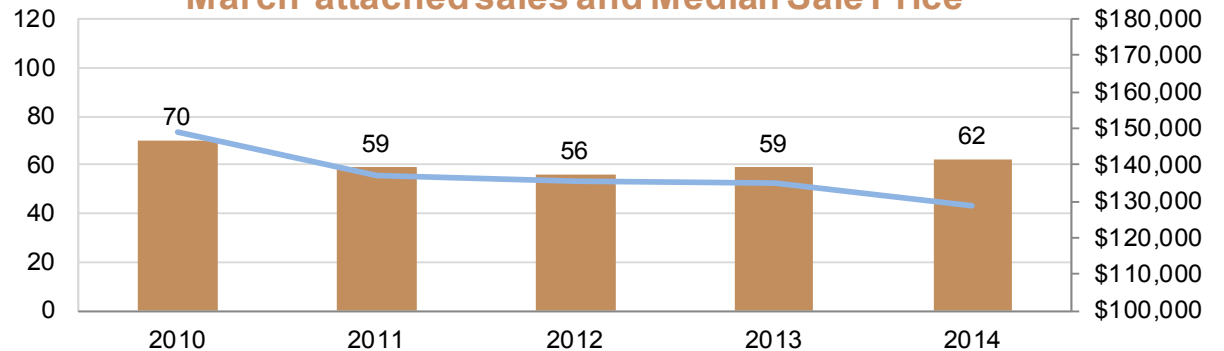
March detached sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Mar-13	Mar-14
10-121	Albuquerque	55	53
130	Corrales	0	1
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	0
Total	All	59	62

March attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

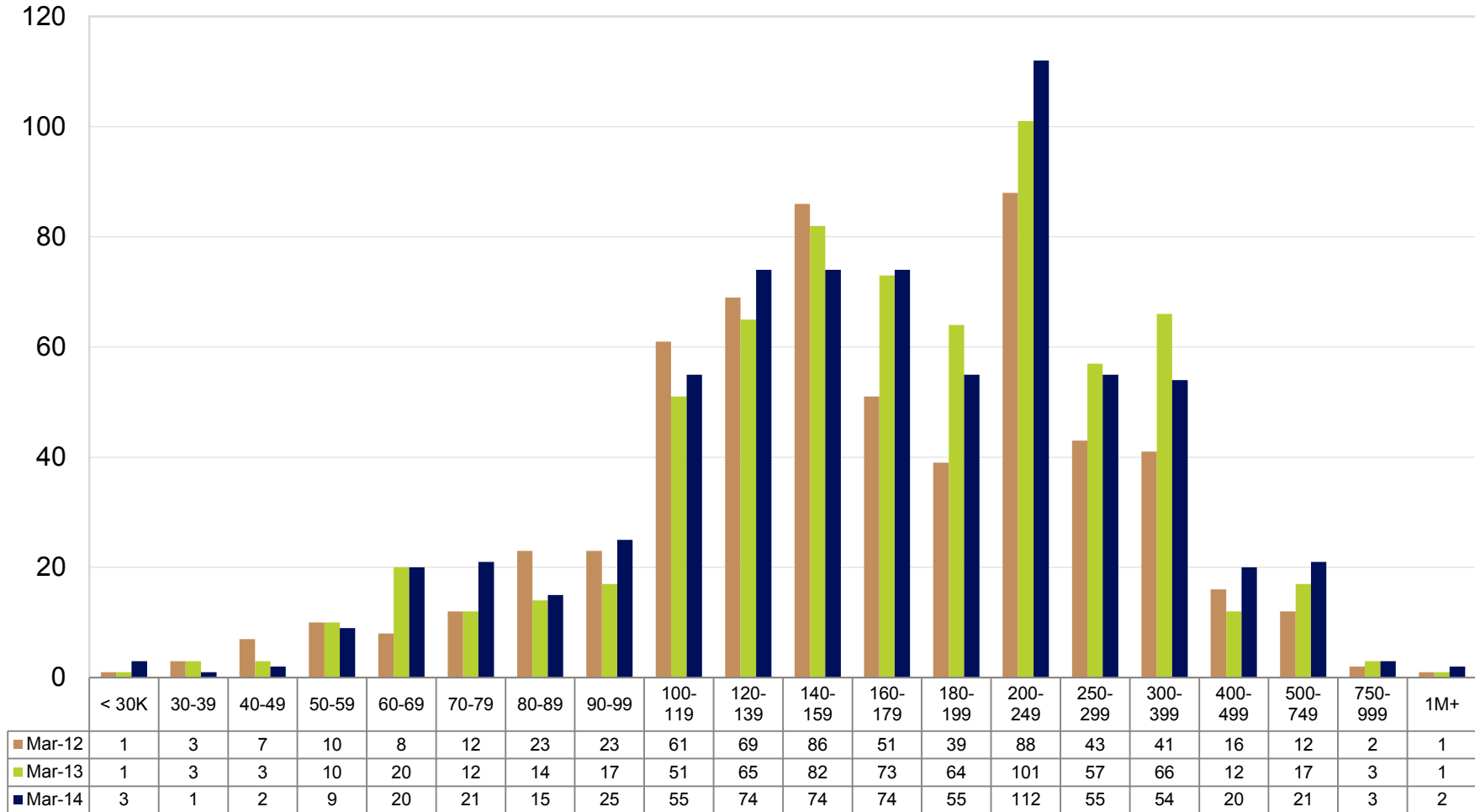
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
March historical (in thousands)



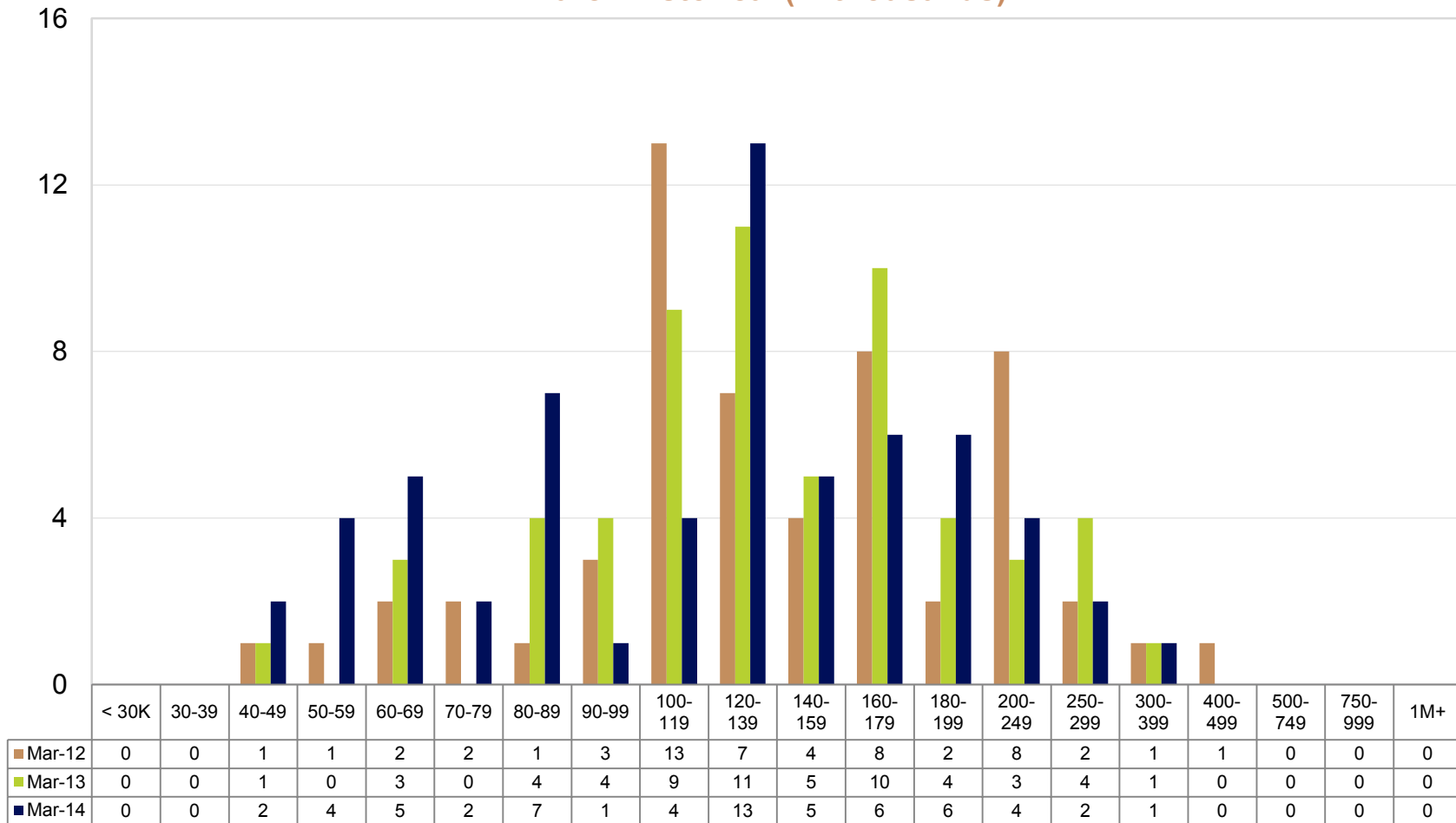
Top Selling Price Range for Detached Homes

\$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
March historical (in thousands)



Top Selling Price Ranges for Attached Homes

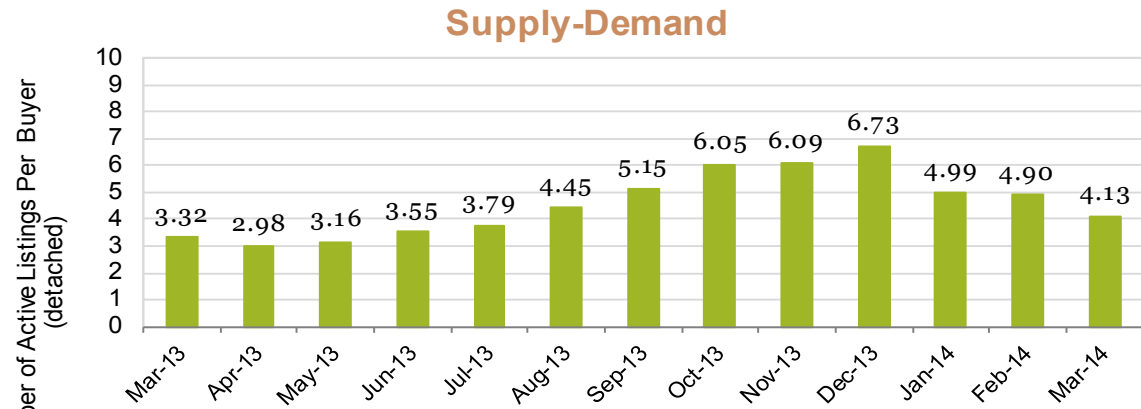
\$120,000 - \$139,999

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

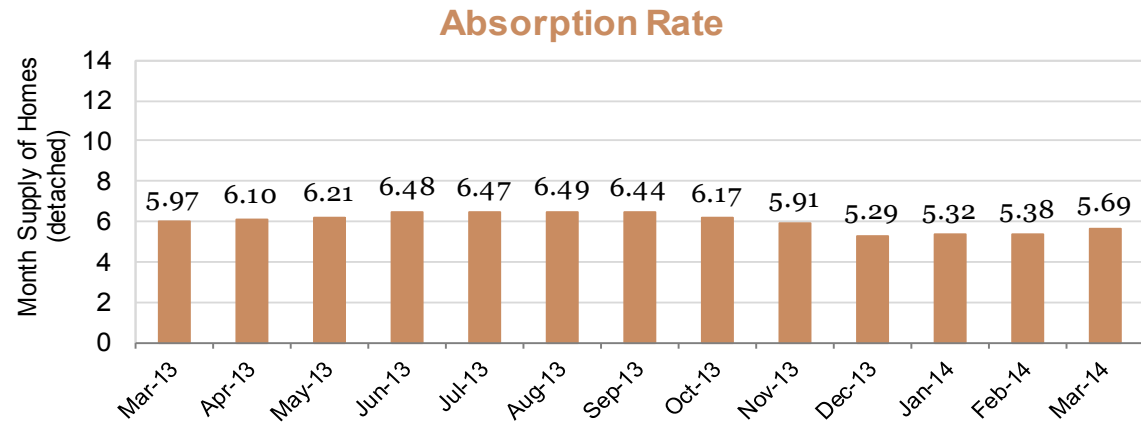
Year	2012	2013	2014
January	4.52	3.70	4.99
February	4.04	3.96	4.90
March	3.59	3.32	4.13
April	3.58	2.98	
May	3.82	3.16	
June	3.81	3.55	
July	3.88	3.79	
August	4.04	4.45	
September	4.64	5.15	
October	4.53	6.05	
November	5.24	6.09	
December	5.42	6.73	



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	5.69
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

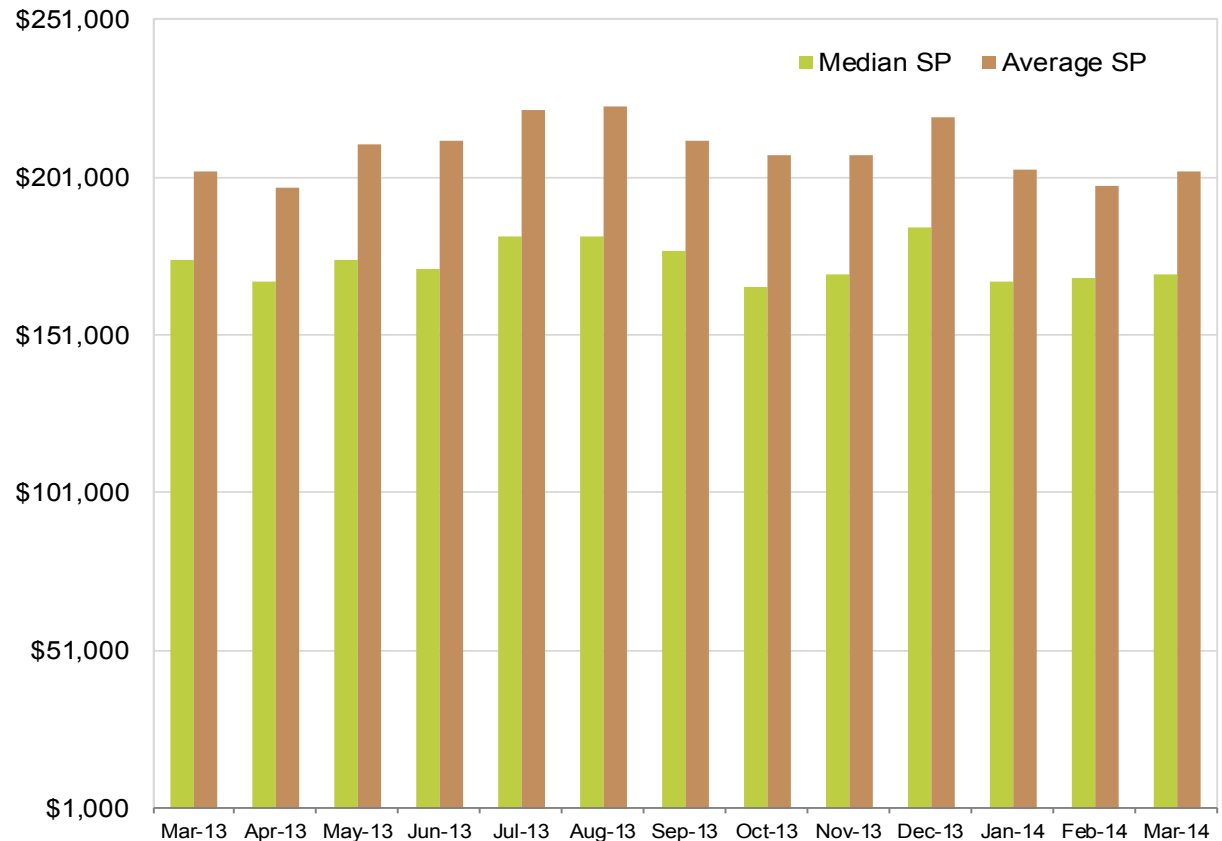
Median Sale Price

Year	2012	2013	2014
January	\$165,000	\$158,000	\$167,900
February	\$161,500	\$168,500	\$169,000
March	\$159,000	\$175,000	\$170,000
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	\$202,672
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

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

Historical Home Prices

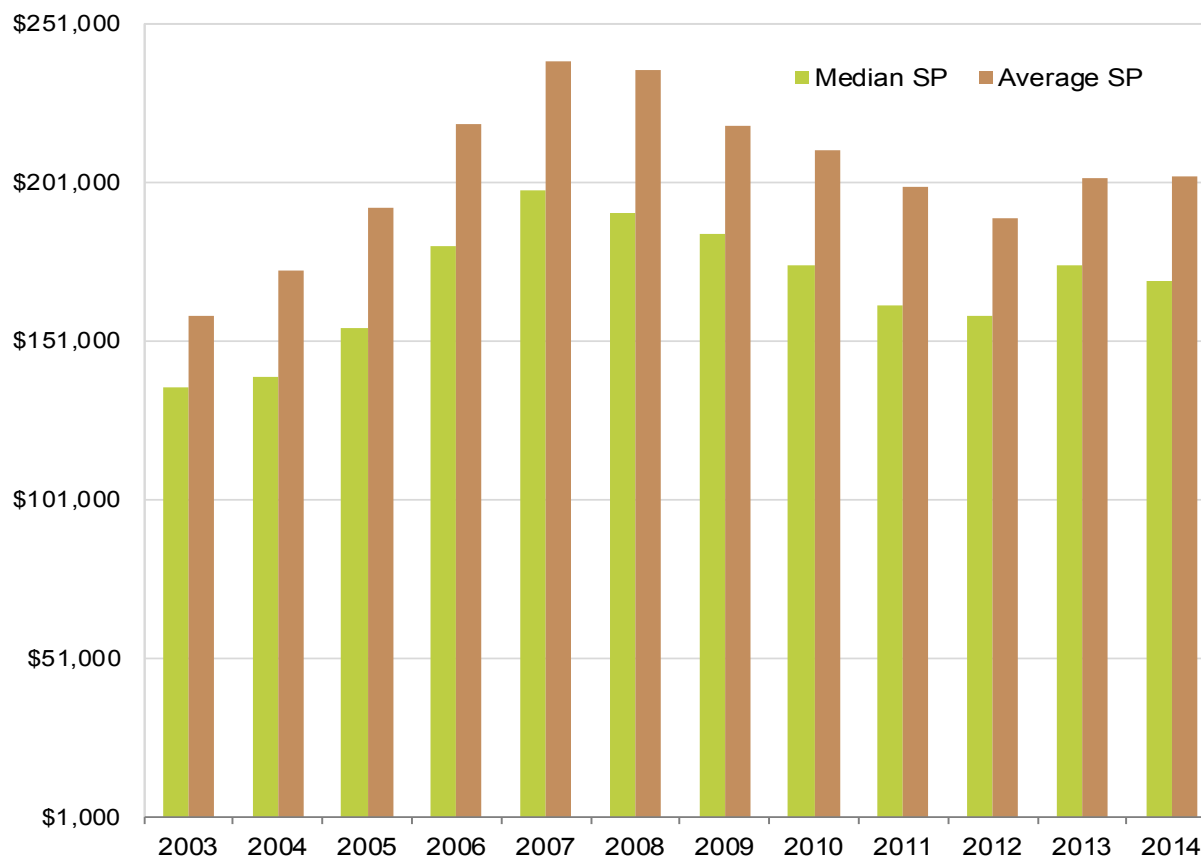
Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$136,500	5.08%
2004	\$139,700	2.34%
2005	\$155,000	10.95%
2006	\$181,000	16.77%
2007	\$198,500	9.67%
2008	\$191,250	-3.65%
2009	\$184,500	-3.53%
2010	\$175,000	-5.15%
2011	\$162,000	-7.43%
2012	\$159,000	-1.85%
2013	\$175,000	10.06%
2014	\$170,000	-2.86%

Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$158,990	2.14%
2004	\$173,058	8.85%
2005	\$192,980	11.51%
2006	\$219,096	13.53%
2007	\$239,311	9.23%
2008	\$236,394	-1.22%
2009	\$218,543	-7.55%
2010	\$211,049	-3.43%
2011	\$199,683	-5.39%
2012	\$189,676	-5.01%
2013	\$202,605	6.82%
2014	\$202,672	0.03%

Historical Sale Prices (March 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.

March 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	7	0	0.00%	87061	2	0	0.00%	87123	163	44	6.33%
87002	143	8	1.15%	87063	1	0	0.00%	87124	353	67	9.64%
87004	79	4	0.58%	87068	21	4	0.58%	87144	304	45	6.47%
87006	1	0	0.00%	87102	51	9	1.29%				
87008	29	1	0.14%	87104	64	10	1.44%				
87015	124	5	0.72%	87105	115	20	2.88%				
87016	16	2	0.29%	87106	71	9	1.29%				
87023	3	0	0.00%	87107	145	21	3.02%				
87026	2	0	0.00%	87108	94	15	2.16%				
87031	232	23	3.31%	87109	76	28	4.03%				
87035	24	2	0.29%	87110	158	42	6.04%				
87036	17	1	0.14%	87111	199	46	6.62%				
87042	15	0	0.00%	87112	171	36	5.18%				
87043	92	4	0.58%	87113	61	12	1.73%				
87047	73	5	0.72%	87114	397	84	12.09%				
87048	113	9	1.29%	87120	327	52	7.48%				
87056	9	0	0.00%	87121	204	59	8.49%				
87059	88	7	1.01%	87122	120	21	3.02%				

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	1,613	1,388	16.21%	169	149	13.42%	4,573	4,092	11.75%
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	950	1,108	-14.26%	77	109	-29.36%	2,732	3,266	-16.35%
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	695	672	3.42%	62	59	5.08%	1,952	1,858	5.06%
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	\$140.9	\$136.2	3.45%	\$8.2	\$8.7	-5.75%	\$382.9	\$358.4	6.84%
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	\$170,000	\$175,000	-2.86%	\$128,700	\$135,000	-4.67%			
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	\$202,672	\$202,605	0.03%	\$131,842	\$147,025	-10.33%			
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	4,164	3,809	9.32%	455	418	8.85%			
Average Days on Market	Jan	76	74	2.70%	69	86	-19.77%			
	Feb	83	76	9.21%	71	72	-1.39%	--	--	--
	Mar	74	73	1.37%	74	93	-20.43%			

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	1,021	851	19.98%		Mar	282	288	-2.08%
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	626	767	-18.38%		Mar	178	203	-12.32%
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	507	448	13.17%		Mar	112	141	-20.57%
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	\$173,900	\$176,450	-1.45%		Mar	\$159,000	\$167,900	-5.30%
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	\$204,730	\$204,774	-0.02%		Mar	\$180,084	\$184,812	-2.56%
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	2,410	2,123	13.52%		Mar	657	676	-2.81%
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	68	71	-4.23%		Mar	78	71	9.86%

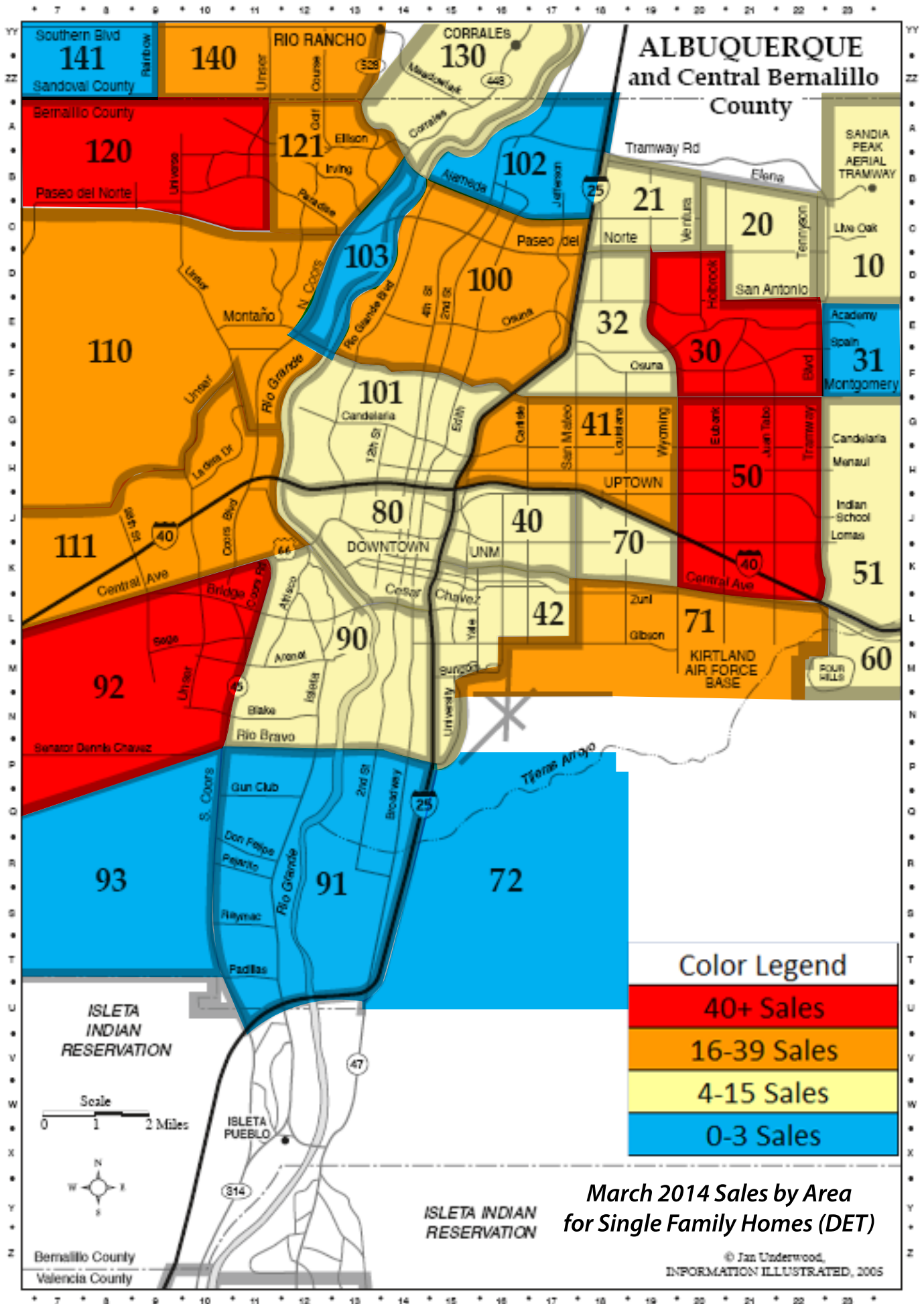
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Comparison

East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 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	111	87	27.59%		Mar	109	90	21.11%
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	54	36	50.00%		Mar	58	63	-7.94%
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	24	22	9.09%		Mar	35	41	-14.63%
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	\$207,000	\$205,000	0.98%		Mar	\$106,000	\$130,000	-18.46%
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	\$207,599	\$222,480	-6.69%		Mar	\$131,051	\$146,677	-10.65%
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	390	357	9.24%		Mar	416	426	-2.35%
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	116	113	2.65%		Mar	98	78	25.64%

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



Southern Blvd
141
Sandoval County

140
RIO RANCHO

130
CORRALES

ALBUQUERQUE and Central Bernalillo County

120
Bernalillo County
Paseo del Norte

121
Ellison
Irving
Paradise

102
Avameda
Justus

21
Tramway Rd
Elena

20
Tennyson

10
SANDIA PEAK AERIAL TRAMWAY
Live Oak

30
Hobbrook

31
Academy
Spain
Montgomery

110
Unser

103
Rio Grande
N Coors

100
Paseo del Norte
Osuna

32
Osuna

41
San Mateo
Louisiana
Wyoming

50
Eubank
Juan Tabo

51
Candelaria
Manual
Indian School
Lomas

60
FOUR HILLS

111
Central Ave
Coors Blvd

101
Candelaria
12th St
Edith

80
DOWNTOWN
UNM

40
UNM

70
Zuni
Gibson

71
KIRTLAND AIR FORCE BASE

50
Tramway Blvd

51
Candelaria
Manual
Indian School
Lomas

92
Senator Dennis Chavez

90
Atrisco
Aronal
Isleta
Blake

90
Cesar Chavez
University

42
Yale

71
KIRTLAND AIR FORCE BASE

71
KIRTLAND AIR FORCE BASE

51
Candelaria
Manual
Indian School
Lomas

60
FOUR HILLS

93
Isleta Indian Reservation

91
Rio Grande
2nd St
Broadway

91
Rio Grande
2nd St
Broadway

72
Tierras Arroyo

72
Tierras Arroyo

72
Tierras Arroyo

72
Tierras Arroyo

72
Tierras Arroyo

93
Isleta Indian Reservation

91
Rio Grande
2nd St
Broadway

91
Rio Grande
2nd St
Broadway

72
Tierras Arroyo

72
Tierras Arroyo

72
Tierras Arroyo

72
Tierras Arroyo

72
Tierras Arroyo

93
Isleta Indian Reservation

91
Rio Grande
2nd St
Broadway

91
Rio Grande
2nd St
Broadway

72
Tierras Arroyo

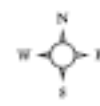
72
Tierras Arroyo

72
Tierras Arroyo

72
Tierras Arroyo

72
Tierras Arroyo

Scale
0 1 2 Miles



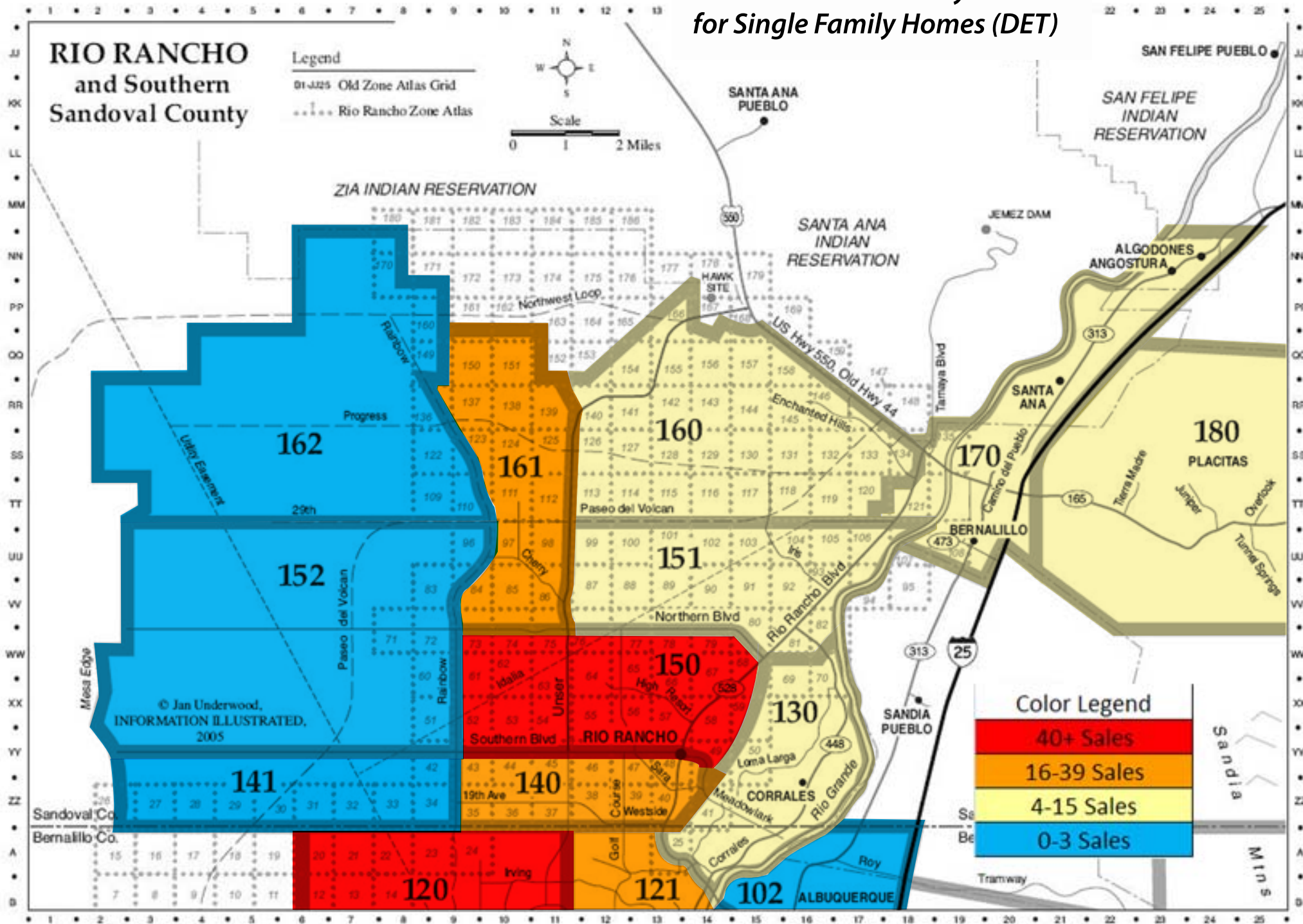
Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

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

© Jan Underwood, INFORMATION ILLUSTRATED, 2005

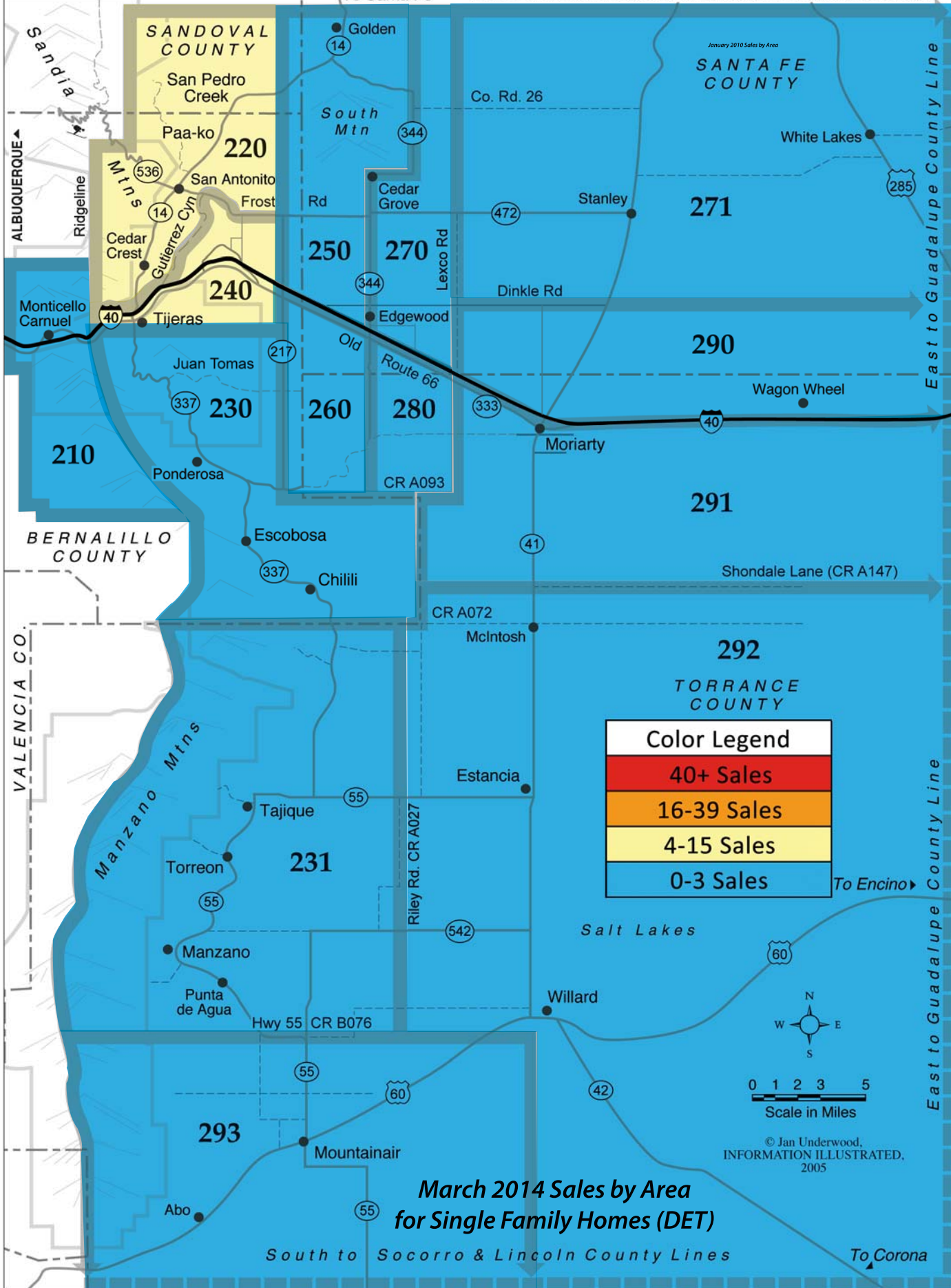
March 2014 Sales by Area for Single Family Homes (DET)



To Santa Fe

East Mountain Area and Estancia Basin

January 2010 Sales by Area



ALBUQUERQUE

BERNALILLO COUNTY

VALENCIA CO.

SANDOVAL COUNTY

SANTA FE COUNTY

TORRANCE COUNTY

East to Guadalupe County Line

East to Guadalupe County Line

Sandia

Ridgeline

Manzano Mtns

South Mtn

Salt Lakes



0 1 2 3 4 5
Scale in Miles

© Jan Underwood,
INFORMATION ILLUSTRATED,
2005

Monticello Carnuel

Cedar Crest

Tijeras

Juan Tomas

Ponderosa

Escobosa

Chilili

Torreón

Manzano

Punta de Agua

Mountainair

Abo

Golden

Paa-ko

San Antonito

Frost Rd

Cedar Grove

Edgewood

Old Route 66

CR A093

Moriarty

Escobosa

Chilili

McIntosh

Estancia

Tajique

Torreón

Manzano

Punta de Agua

Hwy 55

CR B076

Mountainair

Abo

Co. Rd. 26

Lexco Rd

CR A072

CR A072

Riley Rd. CR A027

CR B076

Stanley

Dinkle Rd

Moriarty

McIntosh

Estancia

Tajique

Manzano

Punta de Agua

Mountainair

Abo

White Lakes

Wagon Wheel

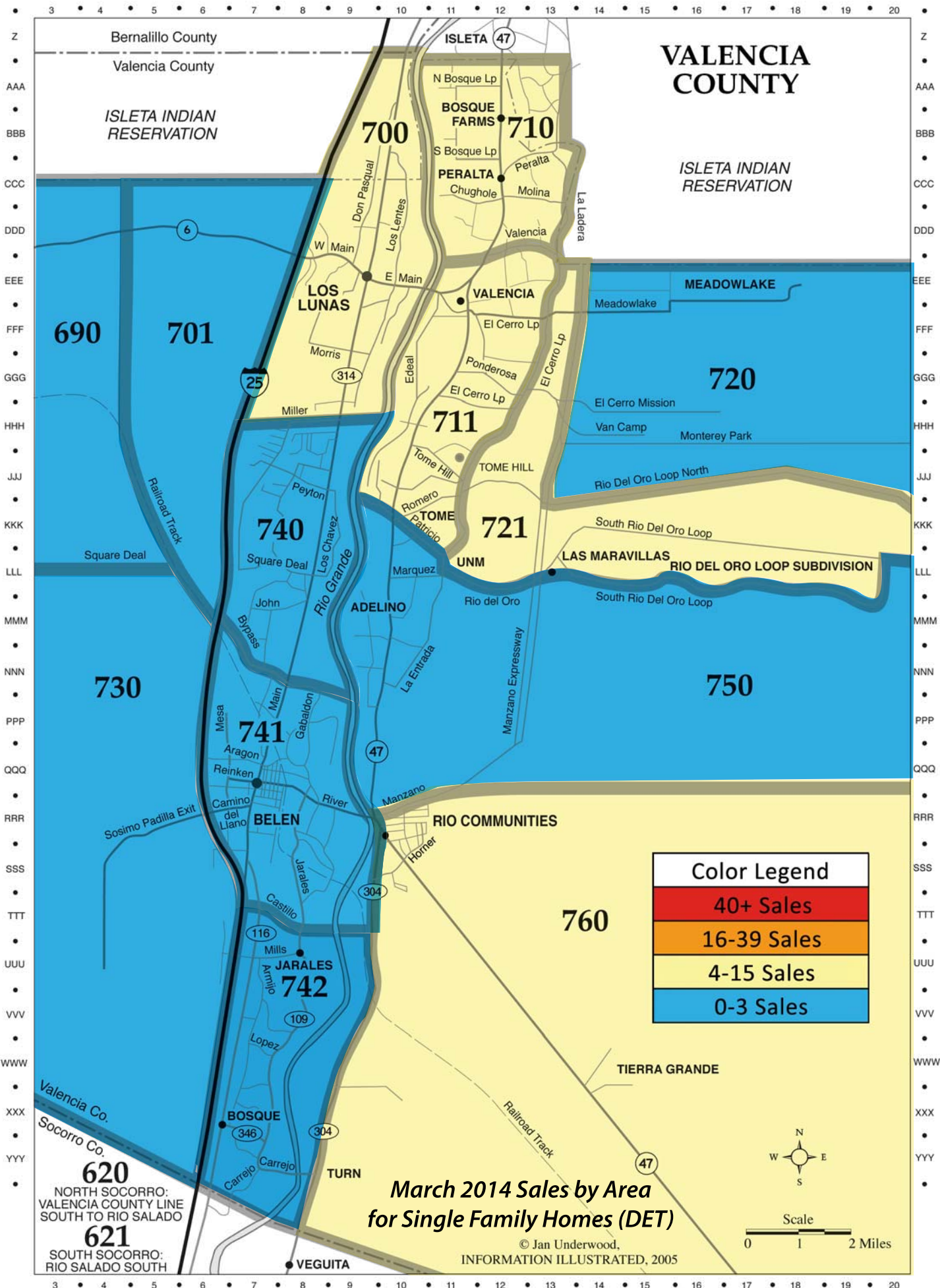
Shondale Lane (CR A147)

Hwy 60

Hwy 42

South to Socorro & Lincoln County Lines

To Corona



Bernalillo County
Valencia County

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

690

701

700

710

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

721

740

730

741

750

760

742

620

NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621

SOUTH SOCORRO:
RIO SALADO SOUTH

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

© Jan Underwood, INFORMATION ILLUSTRATED, 2005

