

Quarterly market

REPORT

3rd QTR 2013

Quarterly Highlights

- Single-family detached home sales increased 20.67% from 3rd Quarter 2012.
- 3rd Quarter 2013 saw annual improvements in the Median Sale Price (+4.77%) and the Average Sale Price (7.14%), compared to 3rd QTR 2012.

New Listings	Closed Sales	Average Sale \$
Detached: 4,217 Attached: 419	Detached: 2,592 Attached: 269	Detached: \$220,587 Attached: \$137,172
3rd QTR 2012 Detached: 3,702 Attached: 371	3rd QTR 2012 Detached: 2,148 Attached: 207	3rd QTR 2012 Detached: \$205,896 Attached: \$139,028
% Change (Detached) +13.91%	% Change (Detached) +20.67%	% Change (Detached) +7.14%



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Contact

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3rd QTR 2013 & 2012 RECAP for Greater Albuquerque Areas

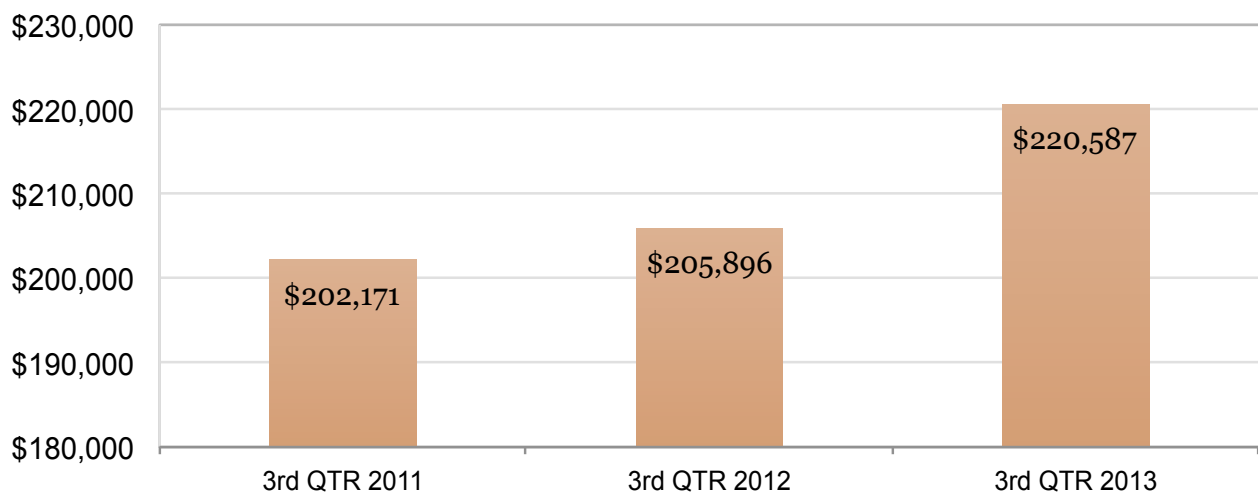
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2013	2012	% of Change
Average Sale Price:	\$220,587	\$205,896	7.14%
Median Sale Price:	\$180,000	\$171,813	4.77%
Total Sold & Closed:	2,592	2,148	20.67%
Total Dollar Volume*:	\$571.8	\$442.3	29.28%
New Listings:	4,217	3,702	13.91%
Days on Market:	61	66	-7.58%

Class R2	2013	2012	% of Change
Average Sale Price:	\$137,172	\$139,028	-1.33%
Median Sale Price:	\$129,900	\$134,000	-3.06%
Total Sold & Closed:	269	207	29.95%
Total Dollar Volume*:	\$36.9	\$28.8	28.13%
New Listings:	419	371	12.94%
Days on Market:	63	84	-25.00%

The numbers above reflect the time period between July 1 and Sept. 2012 and 2013..

Average Sale Price 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.

3rd QTR 2013 & 2012 RECAP for Albuquerque (Areas 10-121)

Class R1	2013	2012	% of Change
Average Sale Price:	\$227,373	\$207,027	9.83%
Median Sale Price:	\$184,250	\$170,000	8.38%
Total Sold & Closed:	1,760	1,510	16.56%
Total Dollar Volume*:	\$400.2	\$312.6	28.02%
New Listings:	2,725	2,391	13.97%
Days on Market:	51	59	-13.56%

Class R2	2013	2012	% of Change
Average Sale Price:	\$143,187	\$144,253	-0.74%
Median Sale Price:	\$133,000	\$136,000	-2.21%
Total Sold & Closed:	229	186	23.12%
Total Dollar Volume*:	\$32.8	\$26.8	22.39%
New Listings:	350	330	6.06%
Days on Market:	62	83	-25.30%

3rd QTR 2013 & 2012 RECAP for Rio Rancho (Areas 140-162)

Class R1	2013	2012	% of Change
Average Sale Price:	\$182,779	\$173,267	5.49%
Median Sale Price:	\$167,700	\$160,000	4.81%
Total Sold & Closed:	500	352	42.05%
Total Dollar Volume*:	\$91.4	\$61.0	49.86%
New Listings:	729	623	17.01%
Days on Market:	60	62	-3.23%

Class R2	2013	2012	% of Change
Average Sale Price:	\$109,324	\$101,021	8.22%
Median Sale Price:	\$85,000	\$74,000	14.86%
Total Sold & Closed:	29	13	123.08%
Total Dollar Volume*:	\$3.2	\$1.3	146.15%
New Listings:	50	23	117.39%
Days on Market:	80	84	-4.76%

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

3rd QTR 2013 & 2012 RECAP for East Mountains (Areas 210-293)

Class R1	2013	2012	% of Change
Average Sale Price:	\$237,291	\$245,102	-3.19%
Median Sale Price:	\$229,950	\$225,000	2.20%
Total Sold & Closed:	102	109	-6.42%
Total Dollar Volume*:	\$24.2	\$26.7	-9.36%
New Listings:	256	244	4.92%
Days on Market:	107	114	-6.14%

3rd QTR 2013 & 2012 RECAP for Valencia County (Areas 690-760)

Class R1	2013	2012	% of Change
Average Sale Price:	\$143,624	\$160,683	-10.62%
Median Sale Price:	\$117,500	\$148,950	-21.11%
Total Sold & Closed:	146	106	37.74%
Total Dollar Volume*:	\$21.0	\$17.0	23.53%
New Listings:	308	274	12.41%
Days on Market:	104	98	6.12%

The numbers above reflect the time period between July 1 and Sept. 2012 and 2013..

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

3rd QTR 2013 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2012	Average Sale Price	Change from 3rd QTR 2012	Median Sale Price	Change from 3rd QTR 2012
10	Sandia Heights	29	52.63%	\$458,594	4.11%	\$428,225	-4.84%
20	North Albuquerque	45	40.63%	\$566,951	16.61%	\$525,000	24.41%
21	Albuquerque West	54	-14.29%	\$370,714	21.32%	\$335,000	13.95%
30	Far NE Heights	144	56.52%	\$284,146	-5.27%	\$247,250	-5.27%
31	Foothills North	39	50.00%	\$526,477	4.38%	\$463,000	4.99%
32	Academy West	42	2.44%	\$213,577	3.16%	\$181,500	-1.84%
40	UNM	51	-10.53%	\$266,078	-4.50%	\$255,000	-1.92%
41	Uptown	96	20.00%	\$171,123	8.50%	\$166,500	11.56%
42	UNM South	42	31.25%	\$231,089	24.70%	\$213,500	15.72%
50	NE Heights	183	14.38%	\$158,498	1.88%	\$155,500	5.42%
51	Foothills South	41	2.50%	\$279,018	0.68%	\$250,500	-7.25%
60	Four Hills	21	50.00%	\$325,988	22.55%	\$317,000	37.83%
70	Fairgrounds	37	12.12%	\$141,376	11.45%	\$143,000	14.86%
71	Southeast Heights	60	46.34%	\$182,281	0.09%	\$170,300	-16.93%
72	Mesa Del Sol	1	N/A	\$190,000	N/A	\$190,000	N/A
80	Downtown	40	11.11%	\$221,358	1.24%	\$190,000	19.50%
90	Near South Valley	40	25.00%	\$107,745	23.87%	\$105,000	34.49%
91	Valley Farms	16	-30.43%	\$241,610	98.72%	\$203,500	74.68%
92	Southwest Heights	191	19.38%	\$112,832	6.74%	\$115,000	7.53%
93	Pajarito	3	N/A	\$110,656	-33.34%	\$70,000	-57.83%
100	North Valley	60	50.00%	\$378,544	30.07%	\$242,536	-2.99%
101	Near North Valley	44	-2.22%	\$262,843	12.31%	\$202,000	15.76%
102	Far North Valley	4	-55.56%	\$198,750	-36.46%	\$205,000	-25.45%
103	West River Valley	7	40.00%	\$336,057	-7.82%	\$265,000	-13.04%
110	Northwest Heights	132	11.86%	\$229,054	8.21%	\$191,625	2.75%
111	Ladera Heights	102	-2.86%	\$146,695	7.51%	\$142,500	2.52%
112	Canoncito	1	N/A	\$250,000	N/A	\$250,000	N/A
120	Paradise West	129	15.18%	\$181,081	7.17%	\$177,000	7.29%
121	Paradise East	106	15.22%	\$211,586	5.59%	\$203,000	7.12%
130	Corrales	29	7.41%	\$524,738	28.52%	\$494,000	31.73%
140	Rio Rancho South	83	22.06%	\$209,470	5.70%	\$194,170	2.87%
141	Rio Rancho Southwest	1	N/A	\$106,000	N/A	\$106,000	N/A
150	Rio Rancho Mid	171	44.92%	\$177,448	4.32%	\$150,000	-3.23%
151	Rio Rancho Mid-North	70	70.73%	\$237,395	15.19%	\$214,748	13.03%
152	Rio Rancho Mid-West	9	0.00%	\$112,315	9.95%	\$114,000	8.57%
160	Rio Rancho North	60	46.34%	\$194,506	-0.57%	\$182,450	0.25%
161	Rio Rancho Central	105	40.00%	\$133,907	-0.11%	\$134,200	-1.35%
162	Rio Rancho Northwest	1	N/A	\$195,000	N/A	\$195,000	N/A
170	Bernalillo/Algodones	31	24.00%	\$254,348	-7.80%	\$250,000	-5.20%
180	Placitas	24	26.32%	\$496,667	34.91%	\$460,000	16.46%
210-293	East Mountain Area	102	-6.42%	\$237,291	-3.19%	\$229,950	2.20%
690-760	Valencia County	146	37.74%	\$143,624	-10.62%	\$117,500	-21.11%

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

2013 3rd QTR Sales

120
Sales: 129
Avg: \$181,081
Med: \$177,000

121
Sales: 106
Avg: \$211,586
Med: \$203,000

130
Sales: 29
Avg: \$524,738
Med: \$494,000

102
Sales: 4
Avg: \$198,750
Med: \$205,000

21
Sales: 54
Avg: \$370,714
Med: \$335,000

20
Sales: 45
Avg: \$566,951
Med: \$525,000

10
Sales: 29
Avg: \$458,594
Med: \$428,225

103
Sales: 7
Avg: \$336,057
Med: \$265,000

100
Sales: 60
Avg: \$378,544
Med: \$242,536

32
Sales: 42
Avg: \$213,577
Med: \$181,500

30
Sales: 144
Avg: \$284,146
Med: \$247,250

31
Sales: 39
Avg: \$526,477
Med: \$463,000

110
Sales: 132
Avg: \$229,054
Med: \$191,625

101
Sales: 44
Avg: \$262,843
Med: \$202,000

41
Sales: 96
Avg: \$171,123
Med: \$166,500

50
Sales: 183
Avg: \$158,498
Med: \$155,500

111
Sales: 102
Avg: \$146,695
Med: \$142,500

80
Sales: 40
Avg: \$221,358
Med: \$190,000

40
Sales: 51
Avg: \$266,078
Med: \$255,000

70
Sales: 37
Avg: \$141,376
Med: \$143,000

51
Sales: 41
Avg: \$279,018
Med: \$250,500

92
Sales: 191
Avg: \$112,832
Med: \$115,000

90
Sales: 40
Avg: \$107,745
Med: \$105,000

42
Sales: 42
Avg: \$231,089
Med: \$213,500

71
Sales: 60
Avg: \$182,281
Med: \$170,300

60
Sales: 21
Avg: \$325,988
Med: \$317,000

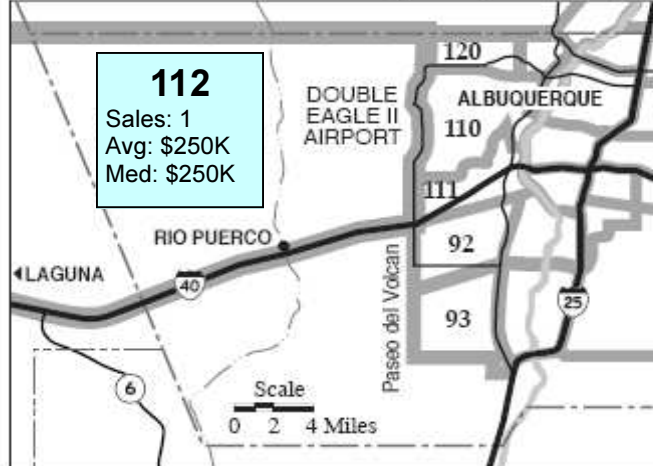
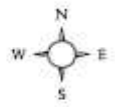
72
Sales: 1
Avg: \$190,000
Med: \$190,000

93
Sales: 3
Avg: \$110,656
Med: \$70,000

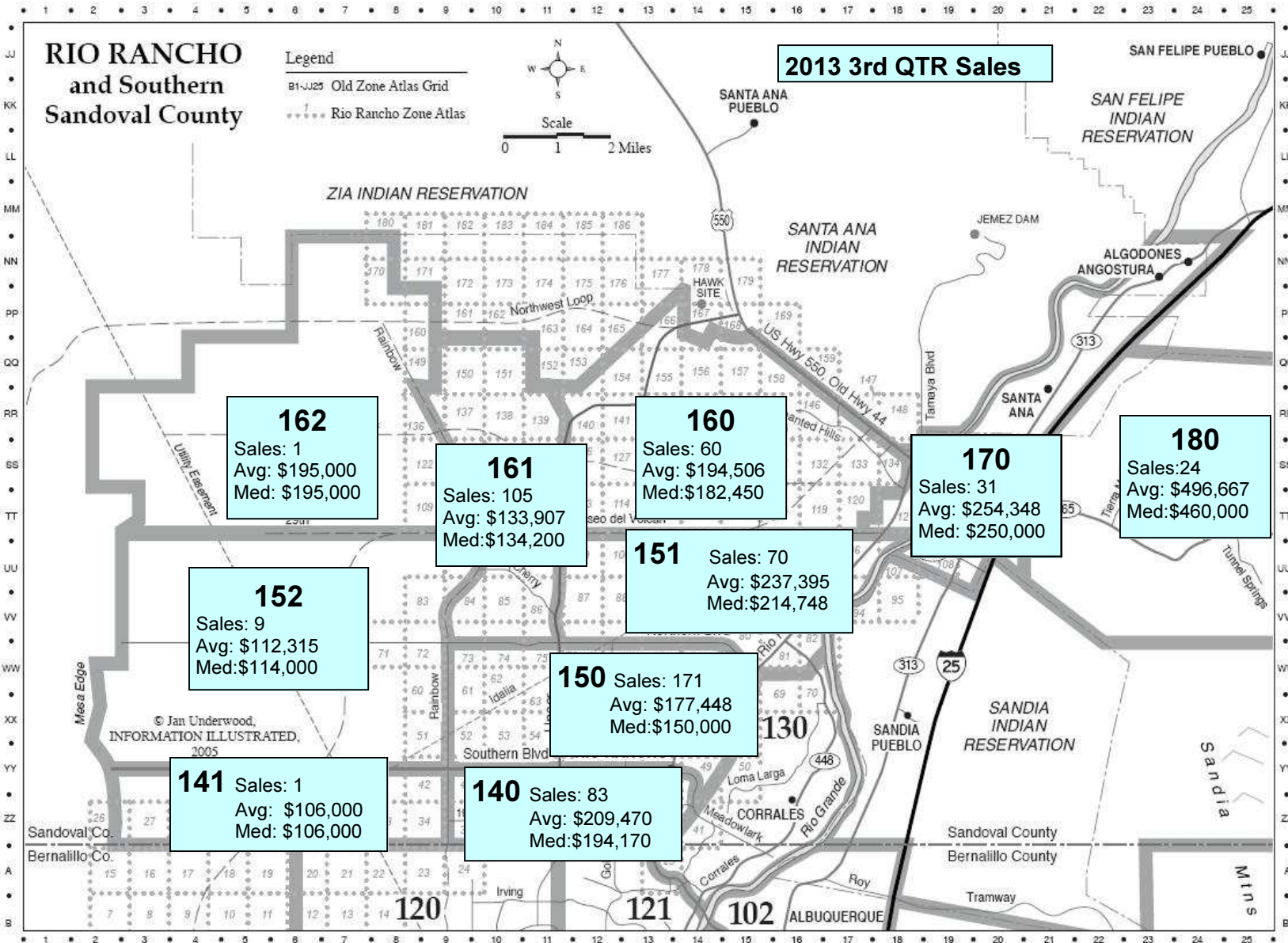
91
Sales: 16
Avg: \$241,610
Med: \$203,500

112
Sales: 1
Avg: \$250K
Med: \$250K

Scale
0 1 2 Miles

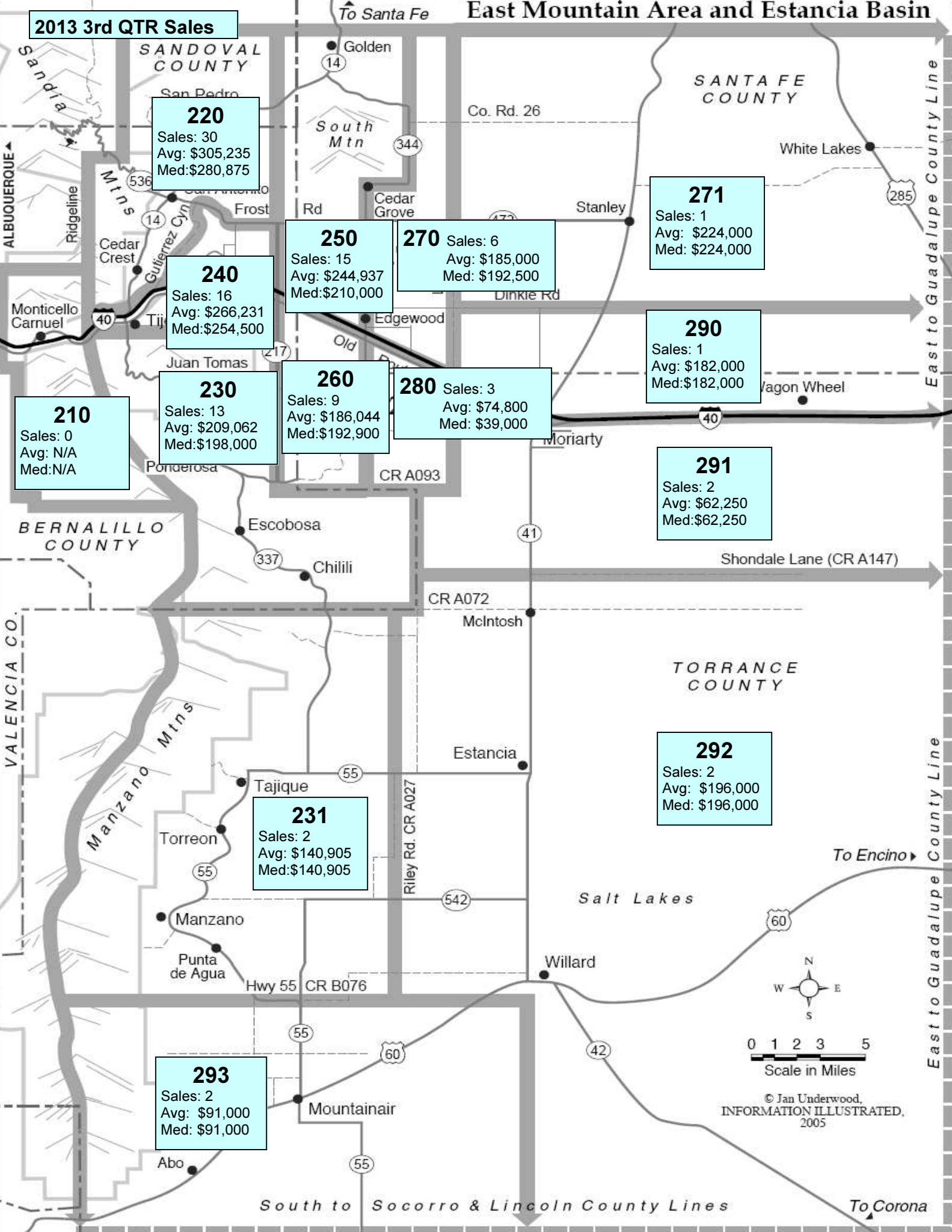


Bernalillo County
Valencia County



East Mountain Area and Estancia Basin

2013 3rd QTR Sales



0 1 2 3 5
Scale in Miles

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VALENCIA COUNTY

2013 3rd QTR Sales

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 34
Avg: \$158,055
Med: \$160,450

710
Sales: 9
Avg: \$367,000
Med: \$300,000

701
Sales: 13
Avg: \$138,088
Med: \$145,000

690
Sales: 0
Avg: N/A
Med: N/A

711
Sales: 9
Avg: \$276,267
Med: \$287,500

720
Sales: 5
Avg: \$107,100
Med: \$105,000

740
Sales: 3
Avg: \$116,667
Med: \$107,000

721
Sales: 34
Avg: \$87,200
Med: \$80,750

730
Sales: 2
Avg: \$84,250
Med: \$84,250

741
Sales: 17
Avg: \$59,914
Med: \$42,000

750
Sales: 2
Avg: \$271,000
Med: \$271,000

742
Sales: 2
Avg: \$80,500
Med: \$80,500

760
Sales: 16
Avg: \$141,900
Med: \$131,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

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