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Monthly Highlights

- Pending sales of single-family detached homes were at 1,280, a 23.79% increase from the previous year.
- April 2013 was the highest month for Pending sales since May 2006.
- Sales of single-family detached homes in April 2013 were up 20.70% from the previous year and rose 8.48% from March 2013.

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Market Inventory

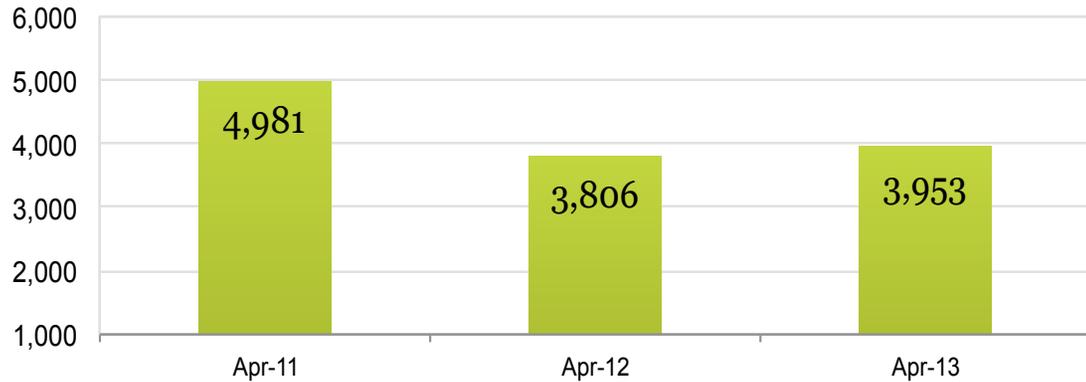
Detached Historical

Year	2011	2012	2013
January	4,791	3,750	3,611
February	4,823	3,668	3,676
March	4,906	3,705	3,809
April	4,981	3,806	3,953
May	5,068	3,986	
June	5,008	4,097	
July	5,082	4,152	
August	4,973	4,103	
September	4,703	4,081	
October	4,469	4,083	
November	4,156	3,902	
December	3,780	3,587	

Attached Historical

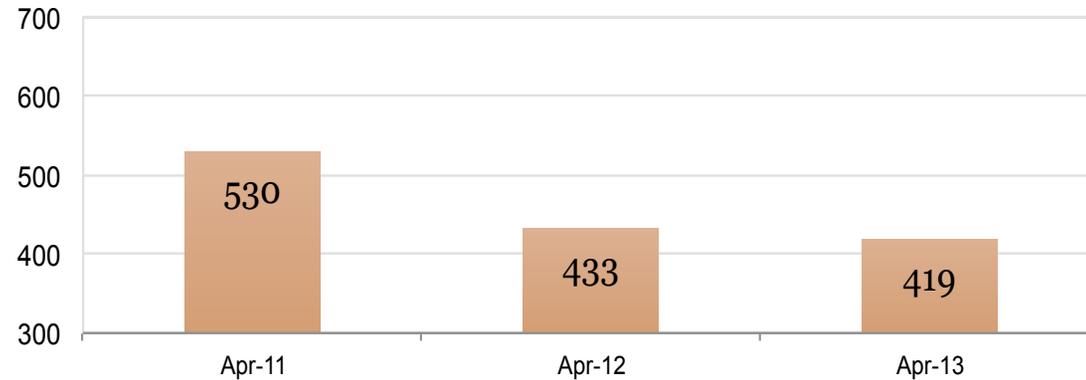
Year	2011	2012	2013
January	505	413	396
February	511	421	386
March	538	412	418
April	530	433	419
May	557	429	
June	544	431	
July	554	428	
August	538	431	
September	546	437	
October	508	437	
November	487	420	
December	436	393	

Detached homes on market



Detached represents existing single-family detached homes

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
Apr-12	1,328	1,034	604
May-12	1,305	997	737
Jun-12	1,357	1,047	685
Jul-12	1,248	1,057	719
Aug-12	1,368	1,027	731
Sep-12	1,095	884	653
Oct-12	1,178	900	673
Nov-12	914	779	552
Dec-12	799	720	607
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

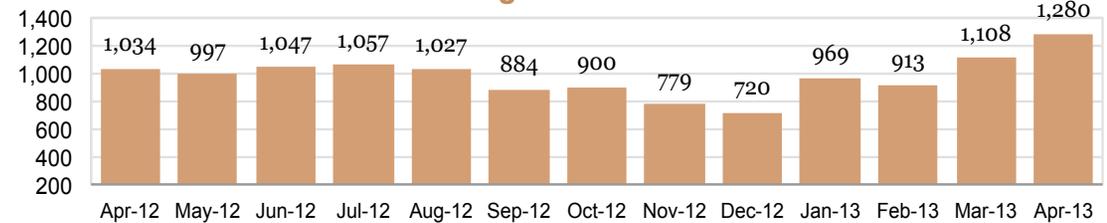
Change from last month/year

	Apr-13	Mar-13	Apr-12
New	1,519	1,388	1,328
% Change	-	9.44%	14.38%
Pending	1,280	1,108	1,034
% Change	-	15.52%	23.79%
Closed	729	672	604
% Change	-	8.48%	20.70%

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 April 2013 detached sales was 70.

Data is for single-family detached homes

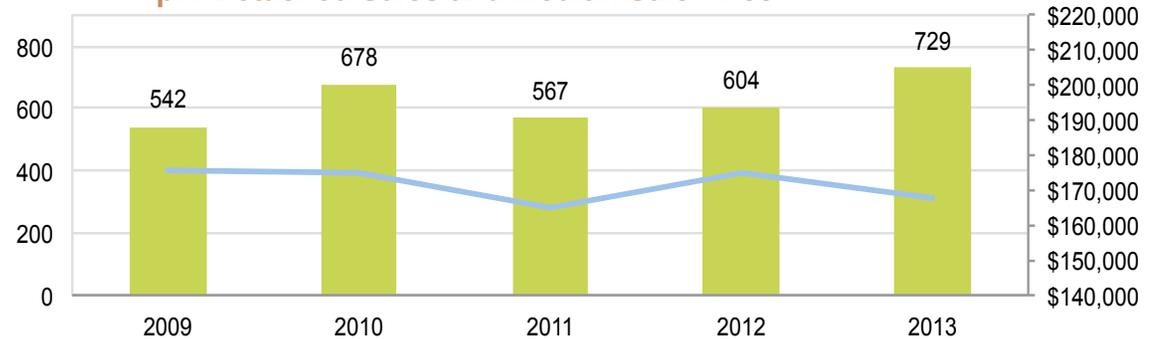
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Apr-12	Apr-13
10-121	Albuquerque	420	503
130	Corrales	9	5
140-162	Rio Rancho	97	132
180	Bernalillo	6	7
190	Placitas	10	8
210-293	E. Mountains	34	34
690-760	Valencia Co.	28	40
Total	All	604	729

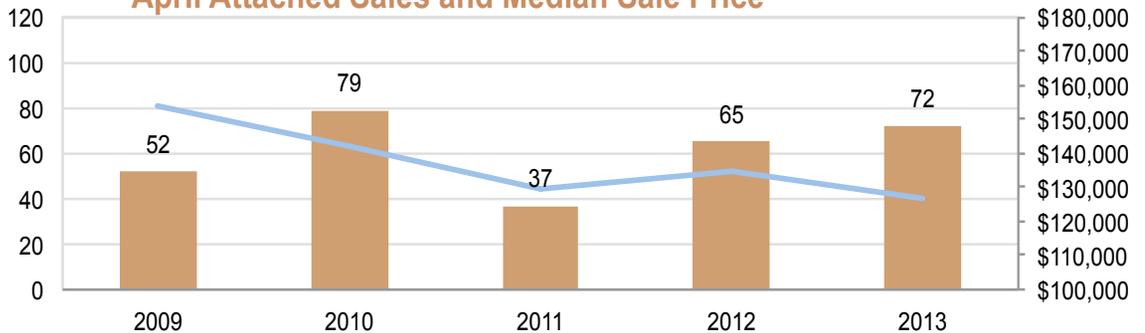
April Detached Sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Apr-12	Apr-13
10-121	Albuquerque	57	60
130	Corrales	1	1
140-162	Rio Rancho	4	7
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	3	4
Total	All	65	72

April Attached Sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

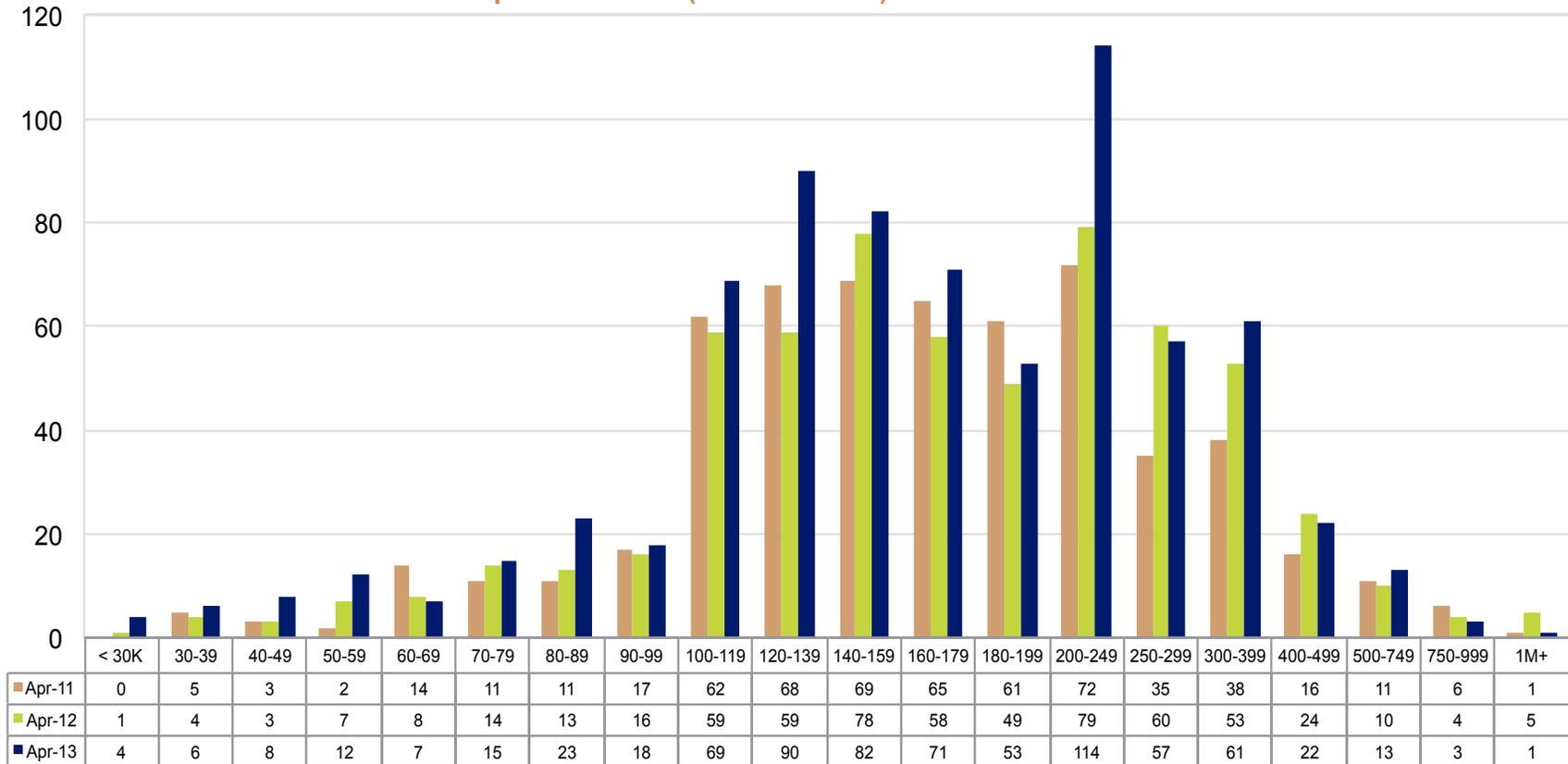
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
April historical (in thousands)



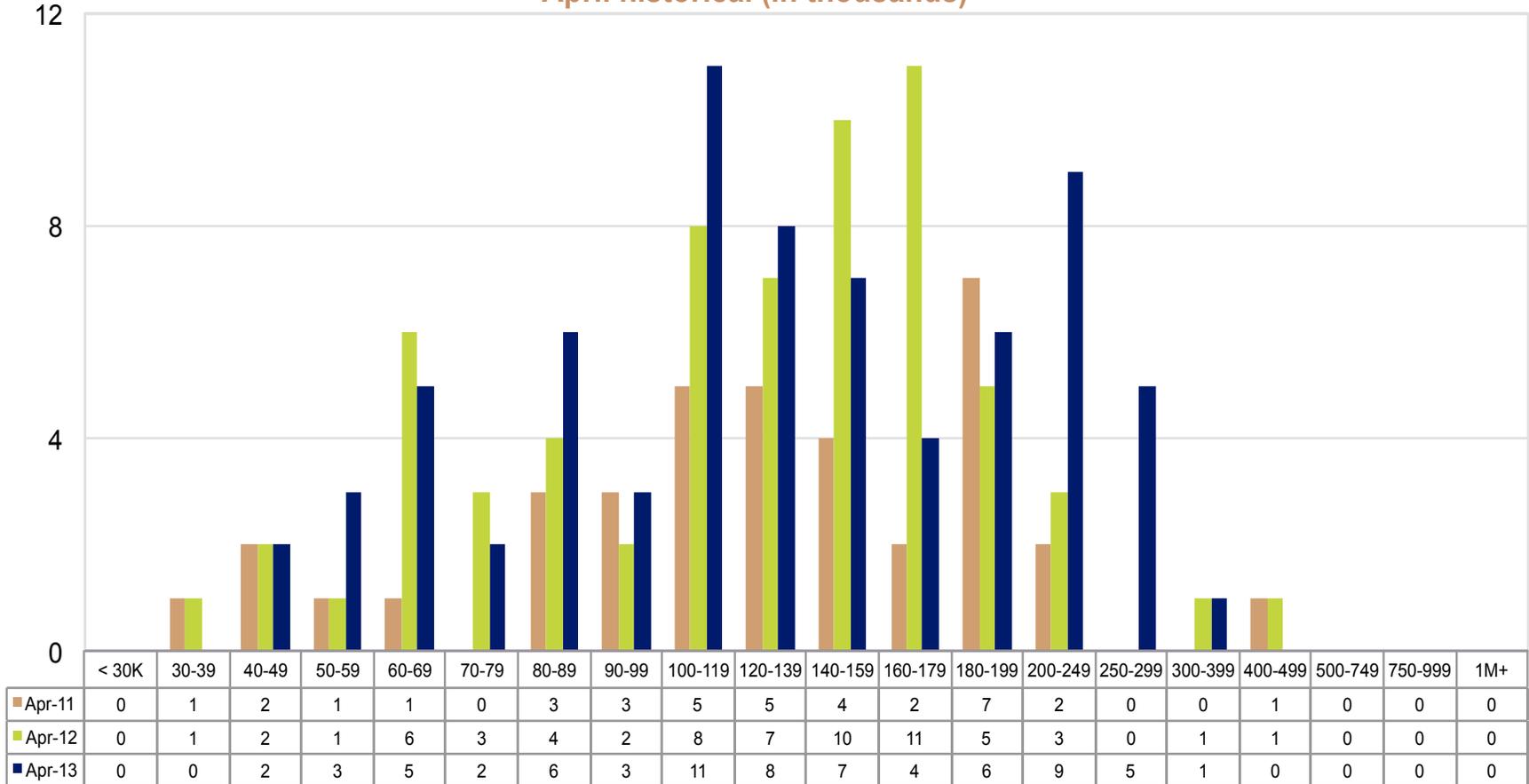
Top Selling Price Range for Detached Homes (for April 2013)

\$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
April historical (in thousands)



Top Selling Price Ranges for Attached Homes (for April 2013)

\$100,000 - \$119,999

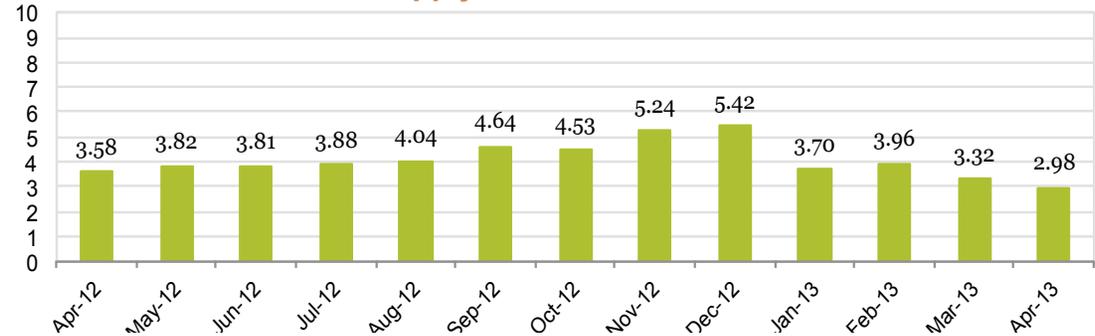
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Indicators

Supply-Demand

Year	2011	2012	2013
January	6.92	4.52	3.70
February	6.82	4.04	3.96
March	5.34	3.59	3.32
April	5.43	3.58	2.98
May	5.54	3.82	
June	5.43	3.81	
July	6.14	3.88	
August	5.79	4.04	
September	6.15	4.64	
October	5.99	4.53	
November	5.99	5.24	
December	6.90	5.42	

Number of Active Listings Per Buyer (detached)

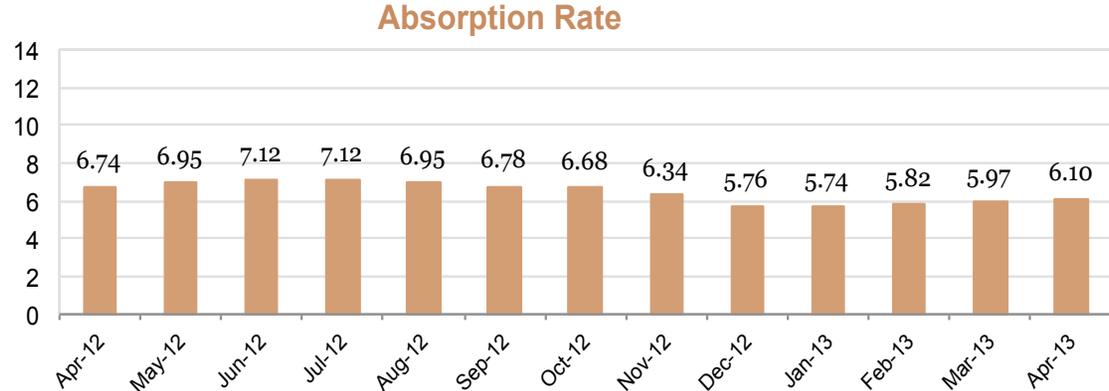


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

Absorption Rate

Year	2011	2012	2013
January	8.86	6.80	5.74
February	8.88	6.56	5.82
March	9.12	6.60	5.97
April	9.42	6.74	6.10
May	9.74	6.95	
June	9.72	7.12	
July	9.76	7.12	
August	9.35	6.95	
September	8.79	6.78	
October	8.21	6.68	
November	7.61	6.34	
December	6.91	5.76	

Month Supply of Homes (detached)



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.

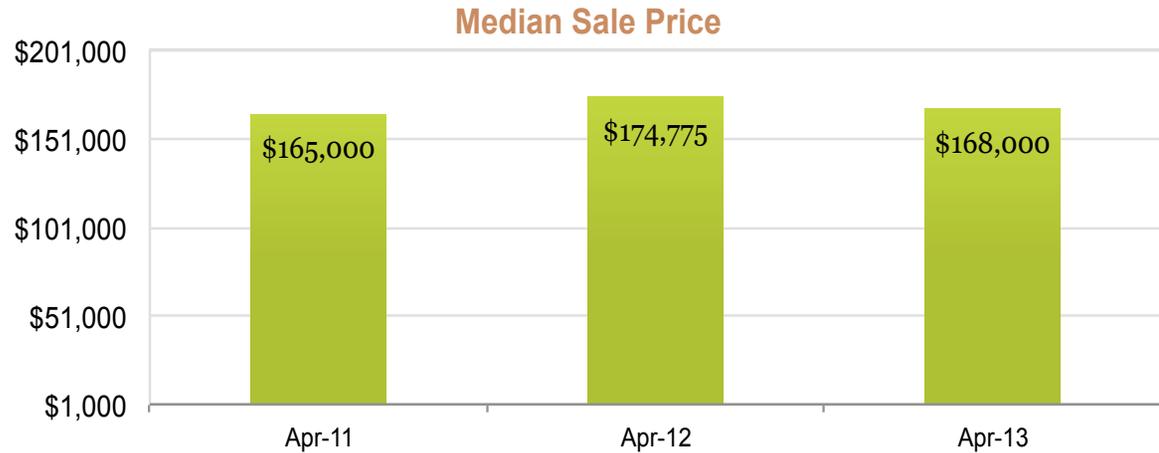
Data is for single-family detached homes

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

Home Sales Prices

Median Sale Price

Year	2011	2012	2013
January	\$172,000	\$165,000	\$158,000
February	\$171,750	\$161,500	\$168,500
March	\$162,000	\$159,000	\$175,000
April	\$165,000	\$174,775	\$168,000
May	\$165,000	\$175,000	
June	\$166,500	\$172,700	
July	\$178,000	\$175,000	
August	\$163,808	\$165,000	
September	\$171,500	\$172,000	
October	\$167,000	\$166,300	
November	\$160,000	\$165,000	
December	\$160,000	\$169,500	



Average Sale Price

Year	2011	2012	2013
January	\$201,239	\$194,352	\$186,051
February	\$220,299	\$195,165	\$203,514
March	\$199,683	\$189,676	\$202,605
April	\$196,321	\$211,186	\$197,908
May	\$198,091	\$211,213	
June	\$207,042	\$207,679	
July	\$210,788	\$210,685	
August	\$197,671	\$201,833	
September	\$196,402	\$203,016	
October	\$201,874	\$202,827	
November	\$194,830	\$204,653	
December	\$195,861	\$211,191	



Data is for single-family detached homes

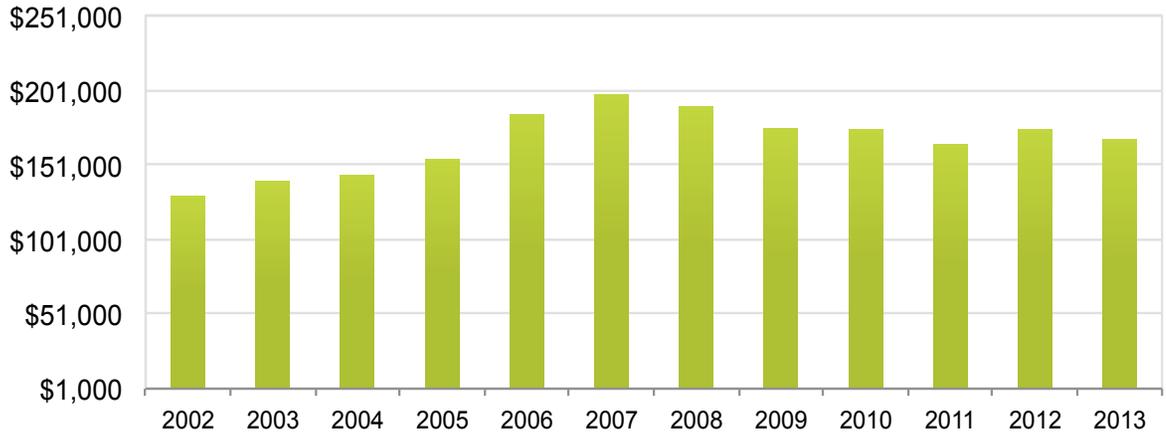
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

April Home Sales Prices - Year to Year

Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2002	\$130,000	4.00%
2003	\$140,000	7.69%
2004	\$144,000	2.86%
2005	\$155,000	7.64%
2006	\$185,000	19.35%
2007	\$198,012	7.03%
2008	\$189,900	-4.10%
2009	\$175,500	-7.58%
2010	\$175,000	-0.28%
2011	\$165,000	-5.71%
2012	\$174,775	5.92%
2013	\$168,000	-3.88%

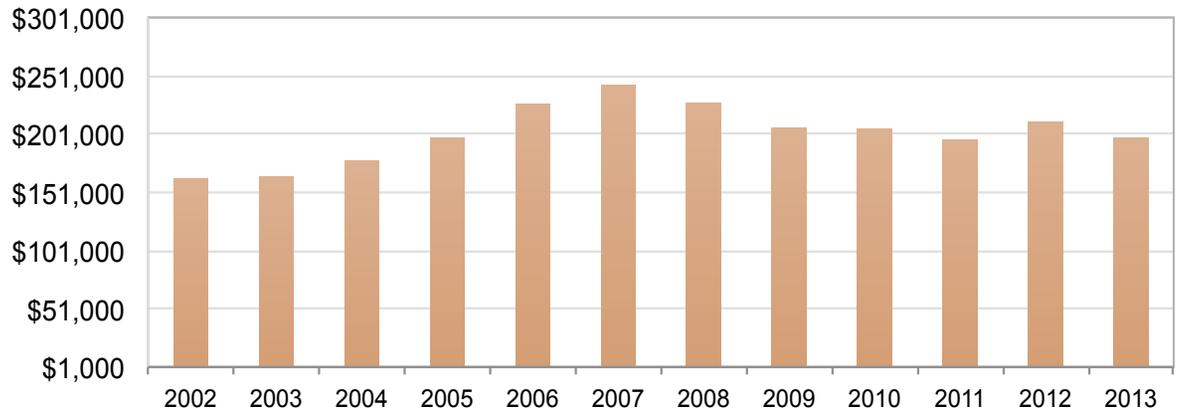
Median Sale Price (April only)



Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2002	\$162,311	7.65%
2003	\$164,724	1.49%
2004	\$178,077	8.11%
2005	\$197,770	11.06%
2006	\$226,655	14.61%
2007	\$243,023	7.22%
2008	\$227,281	-6.48%
2009	\$206,070	-9.33%
2010	\$205,601	-0.23%
2011	\$196,321	-4.51%
2012	\$211,186	7.57%
2013	\$197,908	-6.29%

Average Sale Price (April 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.

Listing Activity by Zip Code (April)

April 2013 Listing 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	5	0	0.00%	87059	85	9	1.23%	87122	120	15	2.06%
87002	167	5	0.69%	87061	6	0	0.00%	87123	136	26	3.57%
87004	61	7	0.96%	87063	2	0	0.00%	87124	374	66	9.05%
87006	3	0	0.00%	87068	17	3	0.41%	87144	295	66	9.05%
87008	18	4	0.55%	87102	55	3	0.41%	88318	1	0	0.00%
87015	128	11	1.51%	87104	62	6	0.82%				
87016	16	3	0.41%	87105	133	29	3.98%				
87023	3	0	0.00%	87106	48	11	1.51%				
87026	2	0	0.00%	87107	134	13	1.78%				
87031	245	30	4.12%	87108	83	22	3.02%				
87032	1	1	0.14%	87109	59	40	5.49%				
87035	26	1	0.14%	87110	131	35	4.80%				
87036	23	0	0.00%	87111	180	55	7.54%				
87042	13	2	0.27%	87112	141	34	4.66%				
87043	95	8	1.10%	87113	41	11	1.51%				
87047	73	5	0.69%	87114	333	84	11.52%				
87048	99	5	0.69%	87120	287	54	7.41%				
87056	5	0	0.00%	87121	247	65	8.92%				

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

2013		(DET) 2013	(DET) 2012	Percent Change	(ATT) 2013	(ATT) 2012	Percent Change	(DET+ATT) 2013 Year-to- Date	(DET+ATT) 2012 Year-to- Date	Percent Change
New Listings	Apr	1,519	1,328	14.38%	144	132	9.09%	5,611	5,068	10.71%
	May		1,305			119			6,492	
	Jun		1,357			117			7,966	
Pending Sales	Apr	1,280	1,034	23.79%	107	87	22.99%	4,653	4,158	11.90%
	May		997			78			5,233	
	Jun		1,047			97			6,377	
Closed Sales	Apr	729	604	20.70%	72	65	10.77%	2,659	2,322	14.51%
	May		737			85			3,144	
	Jun		685			39			3,868	
Dollar Volume of Closed Sales (in millions)	Apr	\$144.3	\$127.6	13.09%	\$10.3	\$8.9	15.73%	\$513.0	\$447.4	14.66%
	May		\$155.7			\$12.7			\$615.8	
	Jun		\$142.3			\$5.1			\$763.2	
Median Sales Price	Apr	\$168,000	\$174,775	-3.88%	\$126,750	\$135,000	-6.11%	--	--	--
	May		\$175,000			\$149,650		--	--	--
	Jun		\$172,700			\$125,000		--	--	--
Average Sales Price	Apr	\$197,908	\$211,186	-6.29%	\$142,697	\$136,706	4.38%	--	--	--
	May		\$211,213			\$149,604		--	--	--
	Jun		\$207,679			\$131,333		--	--	--
Total Active Listings Available	Apr	3,953	3,806	3.86%	419	433	-3.23%	--	--	--
	May		3,986			429		--	--	--
	Jun		4,097			431		--	--	--
Average Days on Market	Apr	70	83	-15.66%	80	82	-2.44%	--	--	--
	May		86			88		--	--	--
	Jun		76			96		--	--	--

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) 2013	(DET) 2012	Percent Change	City of Rio Rancho		(DET) 2013	(DET) 2012	Percent Change
New Listings	Apr	987	864	14.24%	New Listings	Apr	267	205	30.24%
	May		877			May		205	
	Jun		934			Jun		193	
Pending Sales	Apr	839	717	17.02%	Pending Sales	Apr	278	197	41.12%
	May		674			May		194	
	Jun		733			Jun		190	
Closed Sales	Apr	503	420	19.76%	Closed Sales	Apr	132	97	36.08%
	May		522			May		126	
	Jun		471			Jun		129	
Median Sales Price	Apr	\$170,825	\$170,000	0.49%	Median Sales Price	Apr	\$153,000	\$172,900	-11.51%
	May		\$173,350			May		\$165,834	
	Jun		\$172,000			Jun		\$169,500	
Average Sales Price	Apr	\$202,415	\$213,227	-5.07%	Average Sales Price	Apr	\$170,923	\$192,305	-11.12%
	May		\$209,054			May		\$187,197	
	Jun		\$205,873			Jun		\$190,063	
Total Active	Apr	2,184	2,228	-1.97%	Total Active	Apr	669	542	23.43%
	May		2,344			May		560	
	Jun		2,427			Jun		564	
Average Days on Market	Apr	64	77	-16.88%	Average Days on Market	Apr	84	92	-8.70%
	May		81			May		84	
	Jun		62			Jun		83	

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) 2013	(DET) 2012	Percent Change	Valencia County		(DET) 2013	(DET) 2012	Percent Change
New Listings	Apr	103	80	28.75%	New Listings	Apr	100	111	-9.91%
	May		93			May		76	
	Jun		101			Jun		77	
Pending Sales	Apr	56	33	69.70%	Pending Sales	Apr	66	57	15.79%
	May		38			May		57	
	Jun		45			Jun		50	
Closed Sales	Apr	34	34	0.00%	Closed Sales	Apr	40	28	42.86%
	May		23			May		35	
	Jun		34			Jun		33	
Median Sales Price	Apr	\$206,500	\$227,000	-9.03%	Median Sales Price	Apr	\$117,400	\$125,250	-6.27%
	May		\$220,500			May		\$130,000	
	Jun		\$231,538			Jun		\$127,500	
Average Sales Price	Apr	\$237,342	\$231,880	2.36%	Average Sales Price	Apr	\$131,914	\$128,348	2.78%
	May		\$255,096			May		\$135,023	
	Jun		\$258,377			Jun		\$133,313	
Total Active	Apr	391	364	7.42%	Total Active	Apr	448	419	6.92%
	May		397			May		420	
	Jun		404			Jun		435	
Average Days on Market	Apr	95	91	4.40%	Average Days on Market	Apr	72	110	-34.55%
	May		133			May		94	
	Jun		142			Jun		144	

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