



Greater Albuquerque Association of  
**REALTORS**®

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## Monthly Highlights

- Listing inventory peaked for the year with 5,043 single family homes for sale in August 2014.
- The median sale price for August 2014 was \$184,100, a 0.9 % increase from August 2013.

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**Monthly**  
**Market**  
REPORT **Aug**  
**2014**

## Contact

John Kynor, 2014 GAAR President

Phone 505-750-0059

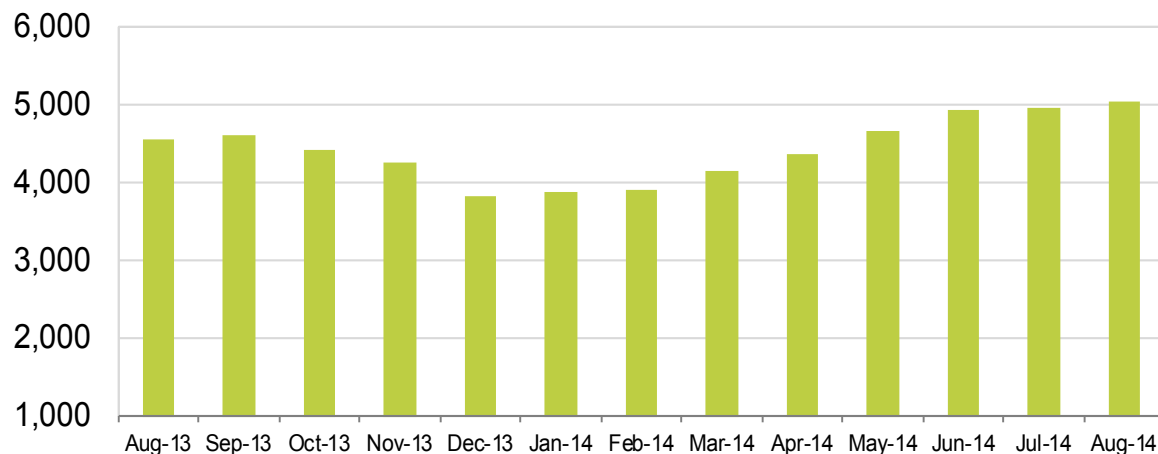
Email [president@gaar.com](mailto:president@gaar.com)

# 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	4,967
August	4,103	4,578	5,043
September	4,081	4,608	
October	4,083	4,439	
November	3,902	4,255	
December	3,587	3,836	

## Detached homes on market

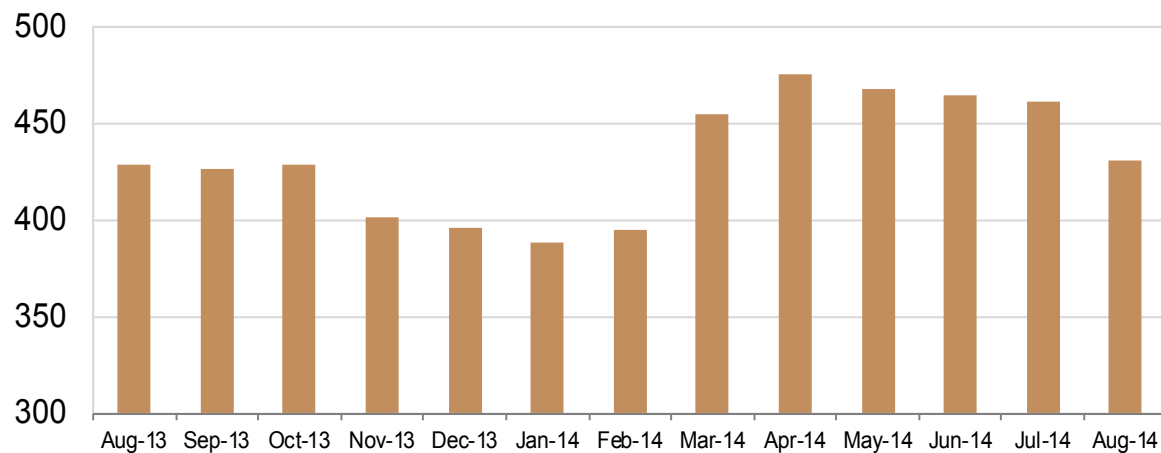


Detached represents existing single-family detached homes

## 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	461
August	431	429	431
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

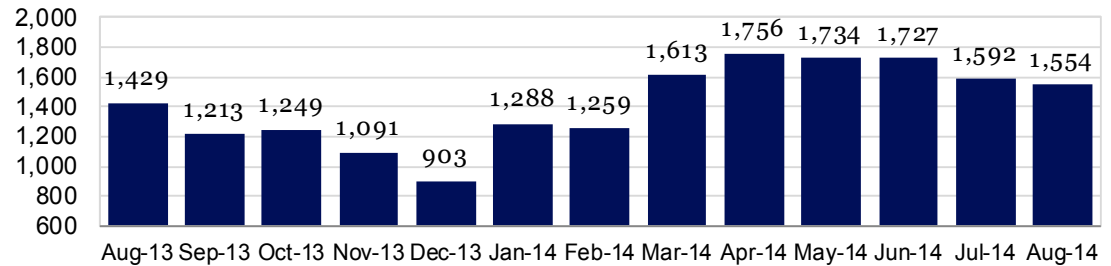
Month	New	Pending	Closed
Aug-13	1,429	886*	857
Sep-13	1,213	770*	769
Oct-13	1,249	762	723
Nov-13	1,091	729	566
Dec-13	903	632	655
Jan-14	1,288	769	539
Feb-14	1,259	793	550
Mar-14	1,613	950	695
Apr-14	1,756	976	721
May-14	1,734	996	797
Jun-14	1,727	939	800
Jul-14	1,592	986	823
Aug-14	1,554	857	822

## Change from last month/year

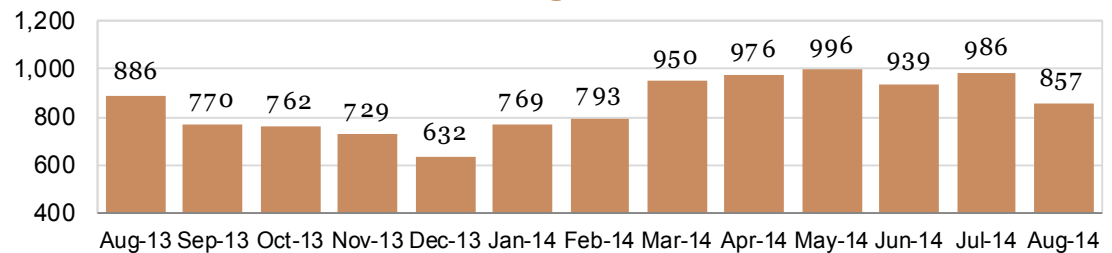
	Aug-14	Jul-14	Aug-13
New	1,554	1,592	1,429
% Change	-	<b>-2.39%</b>	<b>8.75%</b>
Pending	857	986	886
% Change	-	<b>-13.08%</b>	<b>-3.27%</b>
Closed	822	823	857
% Change	-	<b>-0.12%</b>	<b>-4.08%</b>

Data is for single-family detached homes

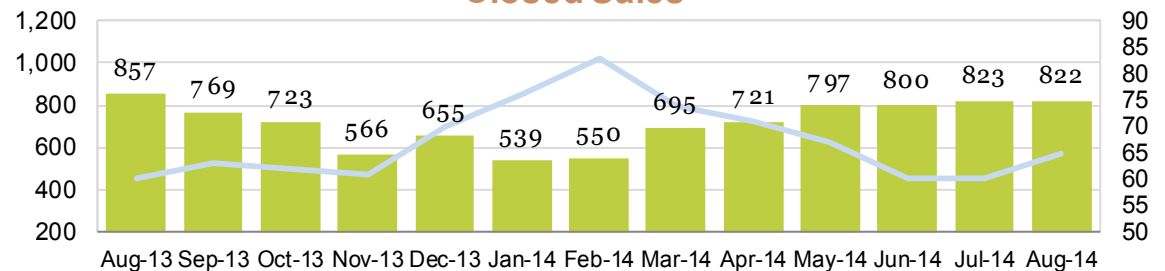
## New Listings



## Pending Sales



## Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for August 2014 detached sales was 65.

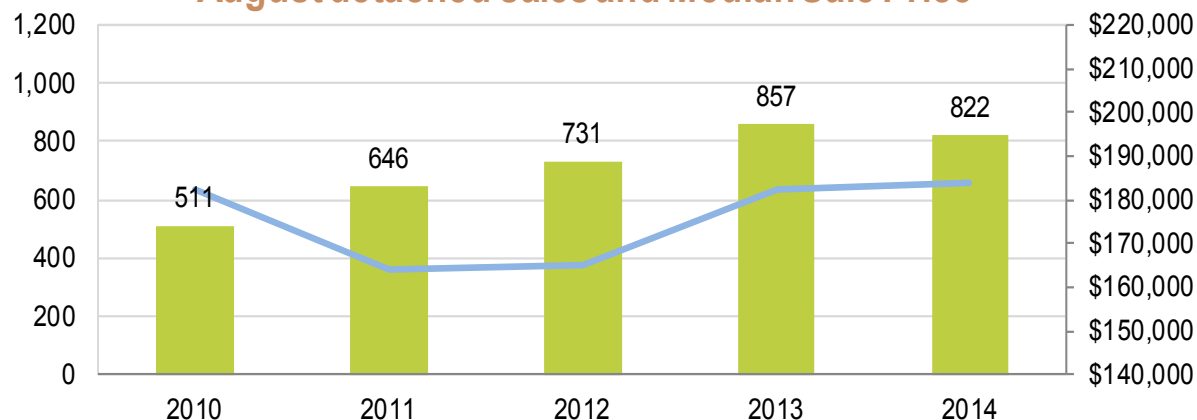
\*Due to an MLS system change in October 2013 the data collection methods for pending sales changed. Pending sales are now calculated only once for a particular property, whether or not that property goes under contract multiple times during the month. Pending sales from 2013 have been adjusted in this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

# Homes Sales by Market Area

## Single-family detached sales

MLS Area	Area Name	Aug-13	Aug-14
10-121	Albuquerque	579	549
130	Corrales	11	9
140-162	Rio Rancho	178	147
180	Bernalillo	10	10
190	Placitas	9	15
210-293	E. Mountains	23	41
690-760	Valencia Co.	47	51
Total	All	857	822

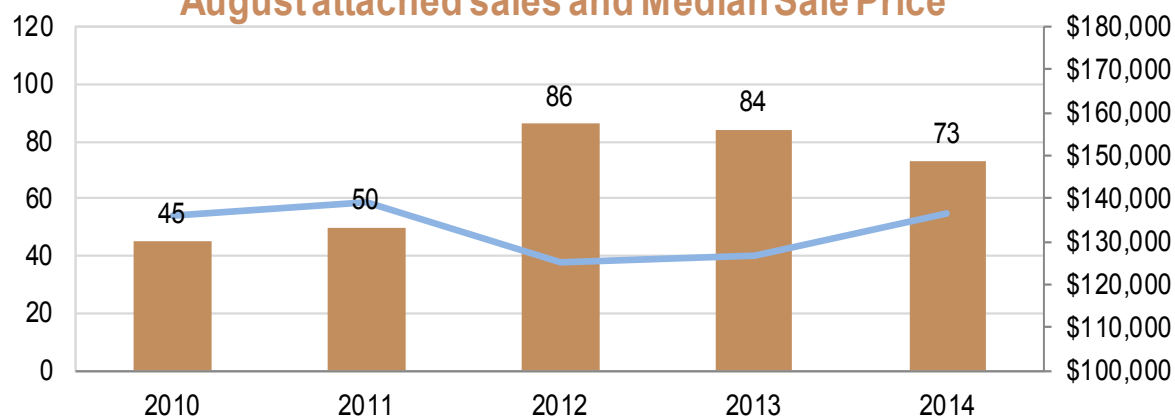
## August detached sales and Median Sale Price



## Condo/townhome (attached) sales

MLS Area	Area Name	Aug-13	Aug-14
10-121	Albuquerque	70	62
130	Corrales	0	0
140-162	Rio Rancho	10	7
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	4	4
Total	All	84	73

## August attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

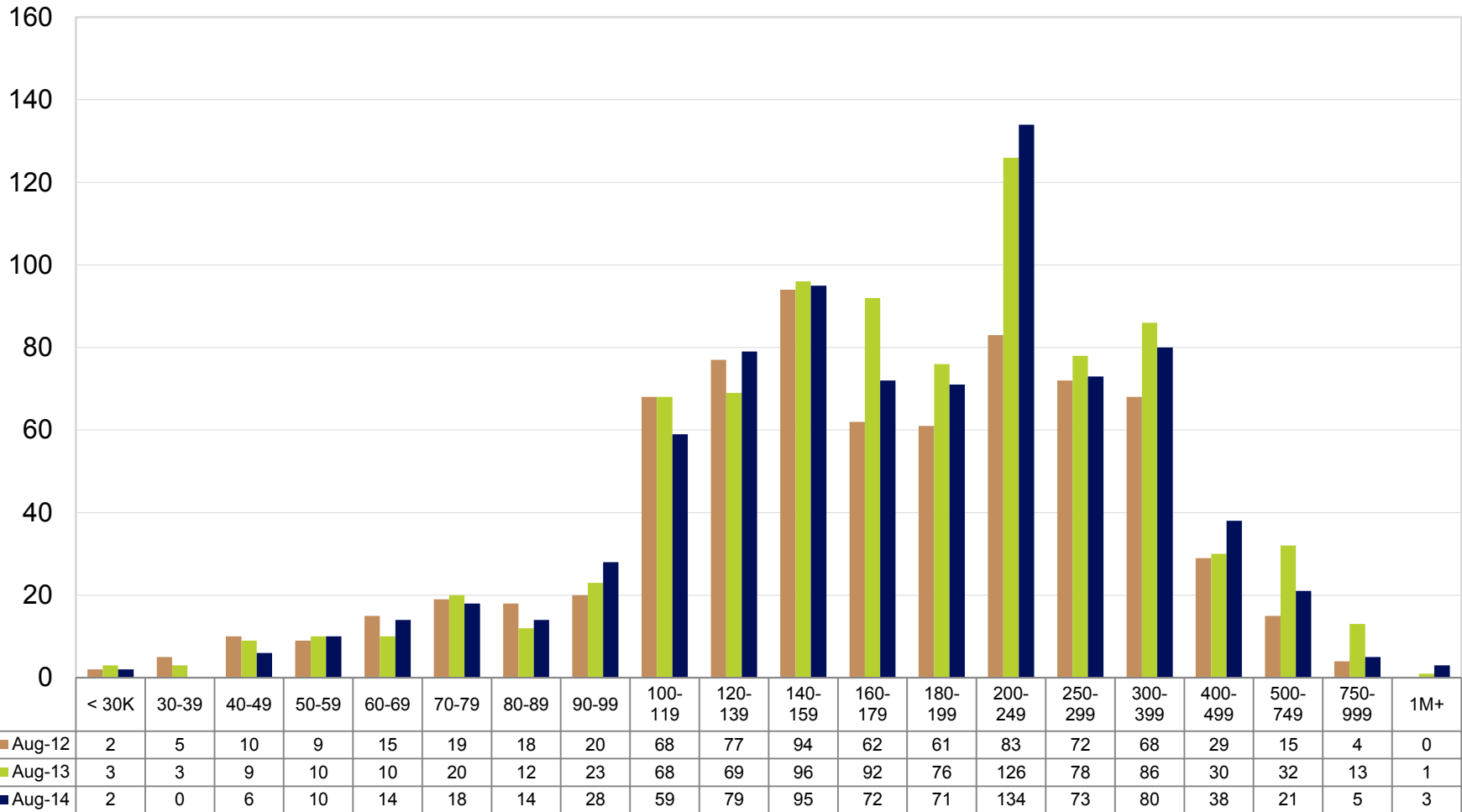
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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  
August historical (in thousands)



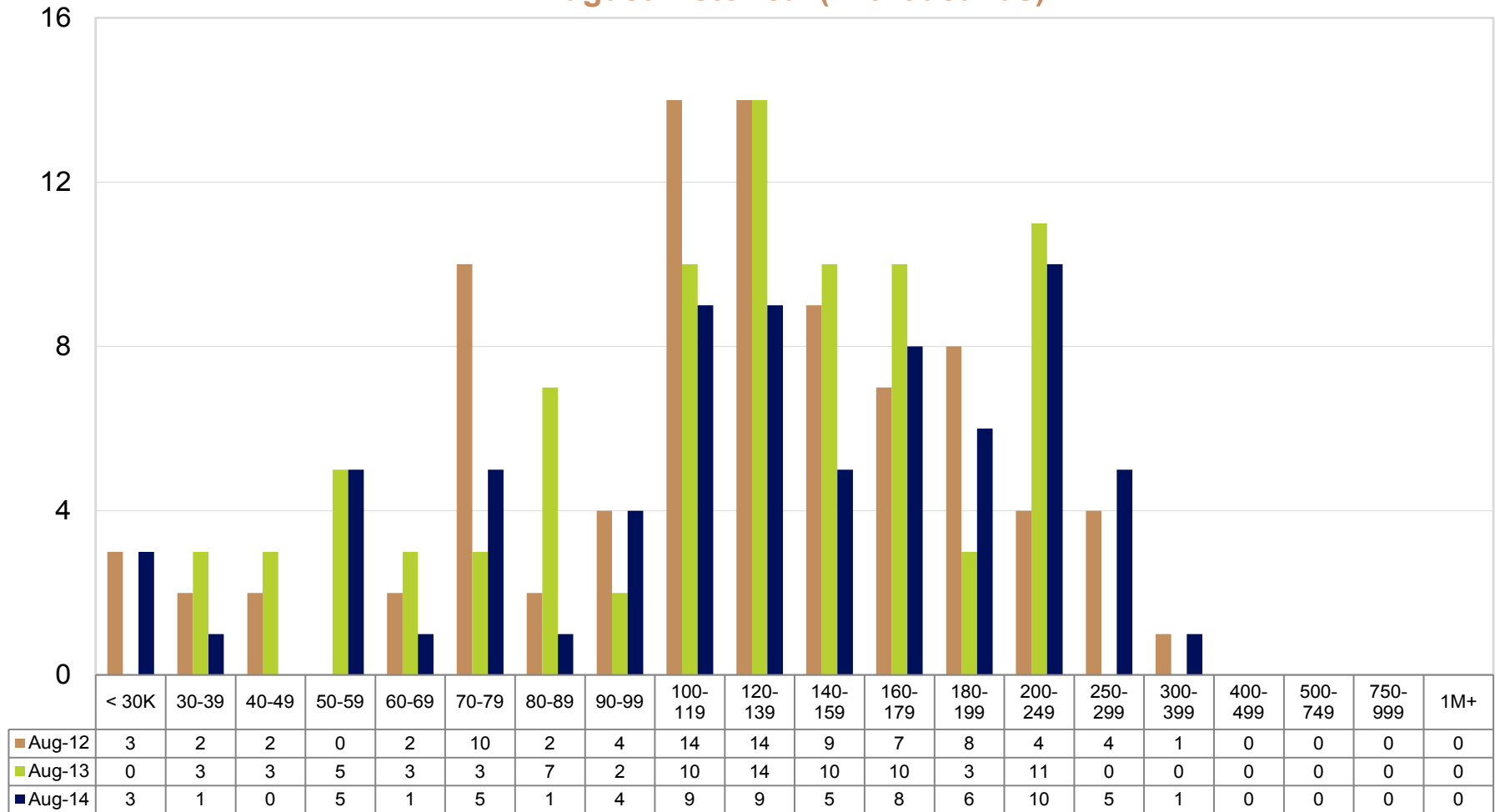
Top Selling Price Range for Detached Homes

**\$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  
August historical (in thousands)



## Top Selling Price Ranges for Attached Homes

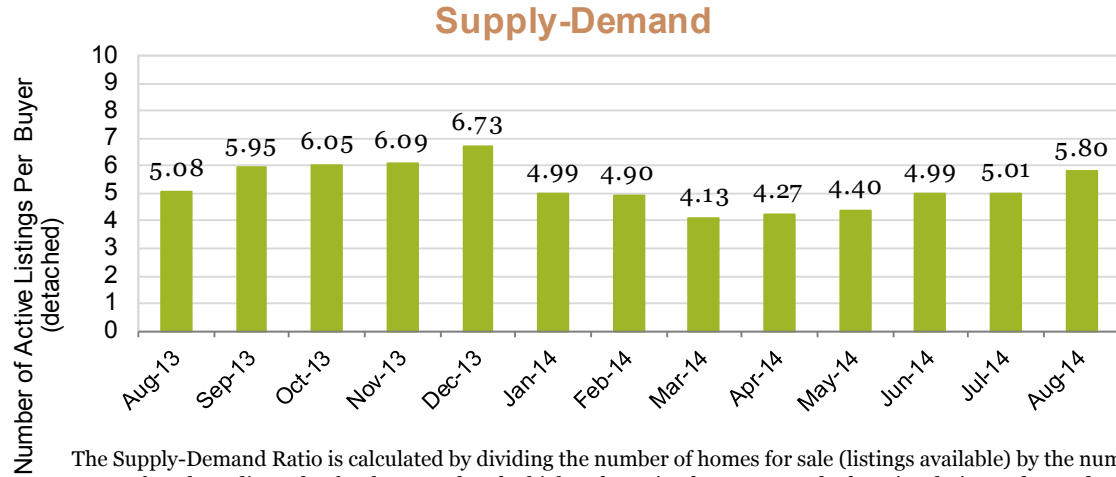
**\$200,000 - \$249,999**

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

# Market Indicators

## Supply-Demand

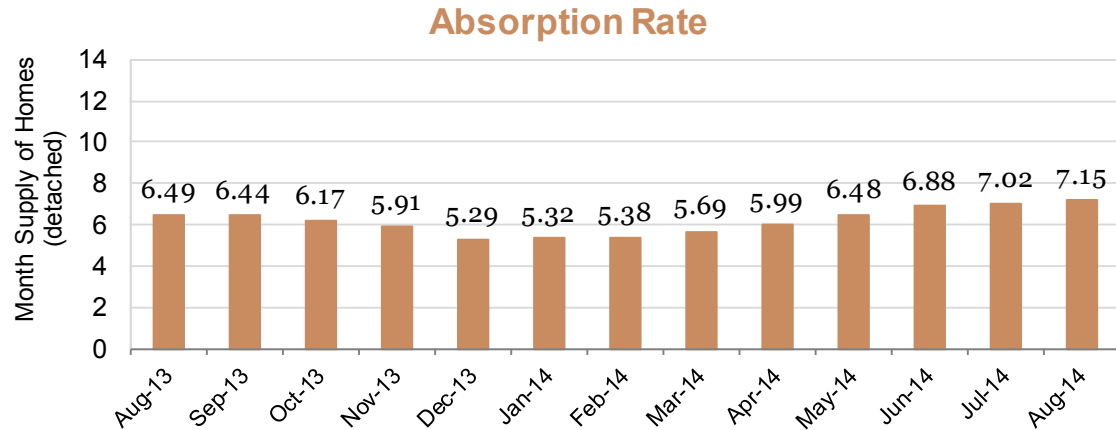
Year	2012	2013	2014
January	4.52	3.70	4.99
February	4.04	3.96	4.90
March	3.59	3.32	4.13
April	3.58	2.98	4.27
May	3.82	3.16	4.40
June	3.81	4.45	4.99
July	3.88	4.40	5.01
August	4.04	5.08	5.80
September	4.64	5.95	
October	4.53	6.05	
November	5.24	6.09	
December	5.42	6.73	



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	5.99
May	6.95	6.21	6.48
June	7.12	6.48	6.88
July	7.12	6.47	7.02
August	6.95	6.49	7.15
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

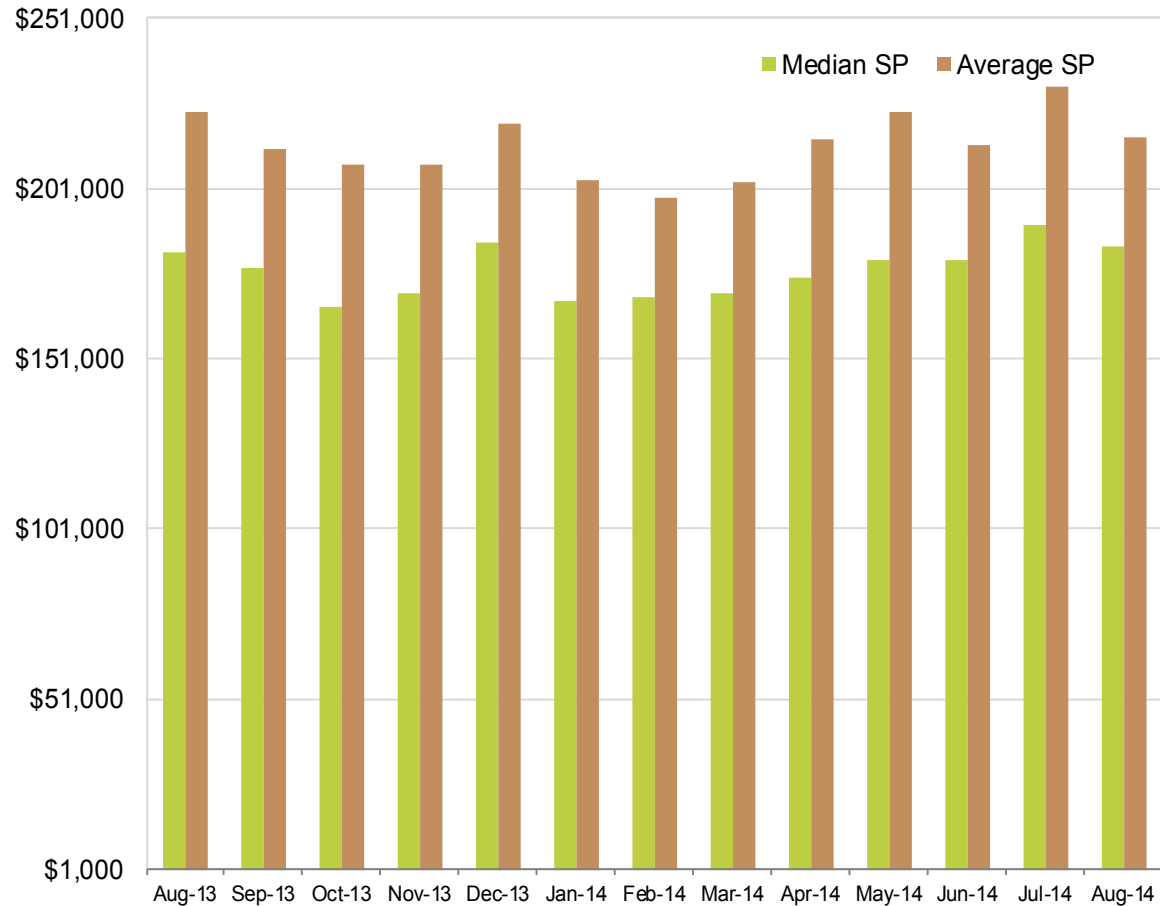
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

# 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	\$175,000
May	\$175,000	\$174,900	\$180,000
June	\$172,700	\$172,000	\$180,000
July	\$175,000	\$182,000	\$190,000
August	\$165,000	\$182,500	\$184,100
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	\$230,750
August	\$201,833	\$223,533	\$216,148
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

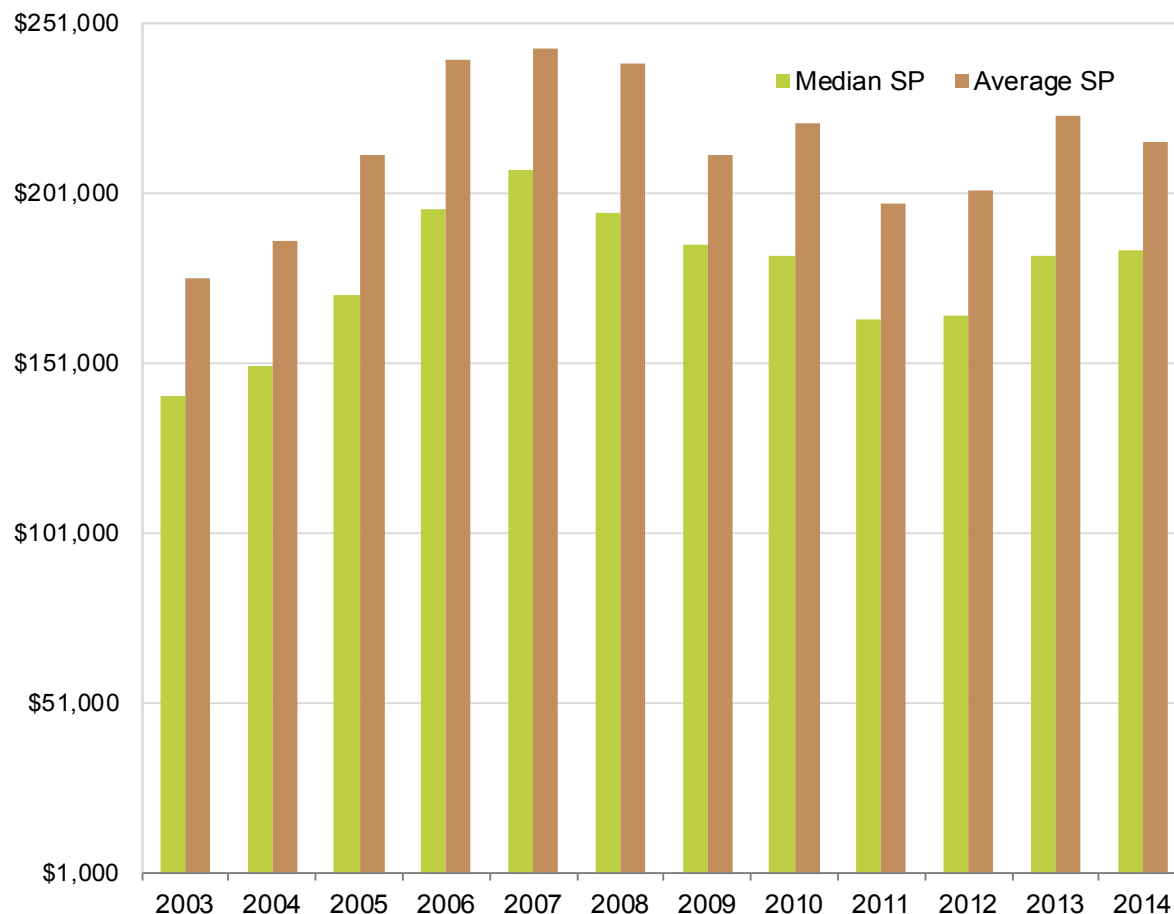
## Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$141,500	3.28%
2004	\$149,900	5.94%
2005	\$171,000	14.08%
2006	\$196,500	14.91%
2007	\$208,000	5.85%
2008	\$195,000	-6.25%
2009	\$186,000	-4.62%
2010	\$182,500	-1.88%
2011	\$163,808	-10.24%
2012	\$165,000	0.73%
2013	\$182,500	10.61%
2014	\$184,100	0.88%

## Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$175,730	6.66%
2004	\$186,907	6.36%
2005	\$212,127	13.49%
2006	\$240,218	13.24%
2007	\$243,411	1.33%
2008	\$239,018	-1.80%
2009	\$211,969	-11.32%
2010	\$221,379	4.44%
2011	\$197,671	-10.71%
2012	\$201,833	2.11%
2013	\$223,533	10.75%
2014	\$216,148	-3.30%

## Historical Sale Prices (August 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.

# August 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	5	1	0.12%	87059	114	16	1.95%	87122	158	28	3.41%
87002	147	16	1.95%	87062	1	0	0.00%	87123	211	26	3.16%
87004	83	9	1.09%	87063	1	0	0.00%	87124	452	71	8.64%
87008	33	2	0.24%	87068	27	2	0.24%	87144	390	76	9.25%
87010	1	0	0.00%	87102	49	5	0.61%	87505	1	0	0.00%
87015	141	11	1.34%	87104	73	15	1.82%				
87016	28	0	0.00%	87105	145	29	3.53%				
87023	1	0	0.00%	87106	85	19	2.31%				
87026	3	0	0.00%	87107	159	25	3.04%				
87031	239	31	3.77%	87108	119	16	1.95%				
87032	1	0	0.00%	87109	117	30	3.65%				
87035	24	3	0.36%	87110	140	39	4.74%				
87036	19	0	0.00%	87111	314	43	5.23%				
87042	24	2	0.24%	87112	187	42	5.11%				
87043	115	15	1.82%	87113	87	21	2.55%				
87047	96	9	1.09%	87114	492	74	9.00%				
87048	130	9	1.09%	87120	372	67	8.15%				
87056	9	0	0.00%	87121	250	70	8.52%				

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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	Jul	1,592	1,578	0.89%	131	156	-16.03%	12,013	10,802	11.21%
	<b>Aug</b>	<b>1,554</b>	<b>1,429</b>	<b>8.75%</b>	<b>142</b>	<b>152</b>	<b>-6.58%</b>	<b>13,709</b>	<b>12,383</b>	<b>10.71%</b>
	Sep		1,213			108			13,704	
Pending Sales	Jul	986	997*	-1.10%	85	106*	-19.81%	6,990	7,179*	-2.63%
	<b>Aug</b>	<b>857</b>	<b>886*</b>	<b>-3.27%</b>	<b>94</b>	<b>104*</b>	<b>-9.62%</b>	<b>7,941</b>	<b>8,169*</b>	<b>-2.79%</b>
	Sep		770*			52*			8,991	
Closed Sales	Jul	823	939	-12.35%	75	107	-29.91%	5,371	5,645	-4.85%
	<b>Aug</b>	<b>822</b>	<b>857</b>	<b>-4.08%</b>	<b>73</b>	<b>84</b>	<b>-13.10%</b>	<b>6,266</b>	<b>6,586</b>	<b>-4.86%</b>
	Sep		769			73			7,428	
Dollar Volume of Closed Sales (in millions)	Jul	\$190.0	\$209.0	-9.09%	\$10.7	\$15.0	-28.67%	\$1,127.3	\$1,136.6	-0.82%
	<b>Aug</b>	<b>\$177.7</b>	<b>\$191.6</b>	<b>-7.25%</b>	<b>\$10.6</b>	<b>\$10.9</b>	<b>-2.75%</b>	<b>\$1,315.6</b>	<b>\$1,339.1</b>	<b>-1.75%</b>
	Sep		\$163.3			\$10.2			\$1,512.6	
Median Sales Price	Jul	\$190,000	\$182,000	4.40%	\$136,000	\$129,900	4.70%			
	<b>Aug</b>	<b>\$184,100</b>	<b>\$182,500</b>	<b>0.88%</b>	<b>\$136,542</b>	<b>\$126,500</b>	<b>7.94%</b>	--	--	--
	Sep		\$177,500			\$128,000				
Average Sales Price	Jul	\$230,750	\$222,505	3.71%	\$142,363	\$139,787	1.84%			
	<b>Aug</b>	<b>\$216,148</b>	<b>\$223,533</b>	<b>-3.30%</b>	<b>\$145,409</b>	<b>\$129,882</b>	<b>11.95%</b>	--	--	--
	Sep		\$212,307			\$139,424				
Total Active Listings Available	Jul	4,967	4,497	10.45%	461	413	11.62%			
	<b>Aug</b>	<b>5,043</b>	<b>4,578</b>	<b>10.16%</b>	<b>431</b>	<b>429</b>	<b>0.47%</b>	--	--	--
	Sep		4,608			427				
Average Days on Market	Jul	60	60	0.00%	73	60	21.67%			
	<b>Aug</b>	<b>65</b>	<b>60</b>	<b>8.33%</b>	<b>64</b>	<b>59</b>	<b>8.47%</b>	--	--	--
	Sep		63			77				

\*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	Jul	1,030	1,045	-1.44%	New Listings	Jul	288	268	7.46%
	<b>Aug</b>	<b>998</b>	<b>893</b>	<b>11.76%</b>		<b>Aug</b>	<b>285</b>	<b>250</b>	<b>14.00%</b>
	Sep		790			Sep		211	
Pending Sales	Jul	661	674*	-1.93%	Pending Sales	Jul	179	190*	-5.79%
	<b>Aug</b>	<b>569</b>	<b>603*</b>	<b>-5.64%</b>		<b>Aug</b>	<b>141</b>	<b>154*</b>	<b>-8.44%</b>
	Sep		501*			Sep		139*	
Closed Sales	Jul	565	642	-11.99%	Closed Sales	Jul	143	178	-19.66%
	<b>Aug</b>	<b>549</b>	<b>579</b>	<b>-5.18%</b>		<b>Aug</b>	<b>147</b>	<b>178</b>	<b>-17.42%</b>
	Sep		517			Sep		142	
Median Sales Price	Jul	\$190,000	\$190,000	0.00%	Median Sales Price	Jul	\$175,000	\$150,108	16.58%
	<b>Aug</b>	<b>\$189,900</b>	<b>\$185,000</b>	<b>2.65%</b>		<b>Aug</b>	<b>\$154,000</b>	<b>\$175,115</b>	<b>-12.06%</b>
	Sep		\$177,000			Sep		\$175,000	
Average Sales Price	Jul	\$233,648	\$229,957	1.61%	Average Sales Price	Jul	\$191,803	\$178,300	7.57%
	<b>Aug</b>	<b>\$220,536</b>	<b>\$231,706</b>	<b>-4.82%</b>		<b>Aug</b>	<b>\$181,899</b>	<b>\$188,681</b>	<b>-3.59%</b>
	Sep		\$216,102			Sep		\$180,397	
Total Active	Jul	2,887	2,544	13.48%	Total Active	Jul	804	695	15.68%
	<b>Aug</b>	<b>2,952</b>	<b>2,569</b>	<b>14.91%</b>		<b>Aug</b>	<b>840</b>	<b>732</b>	<b>14.75%</b>
	Sep		2,617			Sep		724	
Average Days on Market	Jul	55	51	7.84%	Average Days on Market	Jul	62	62	0.00%
	<b>Aug</b>	<b>58</b>	<b>48</b>	<b>20.83%</b>		<b>Aug</b>	<b>60</b>	<b>57</b>	<b>5.26%</b>
	Sep		54			Sep		61	

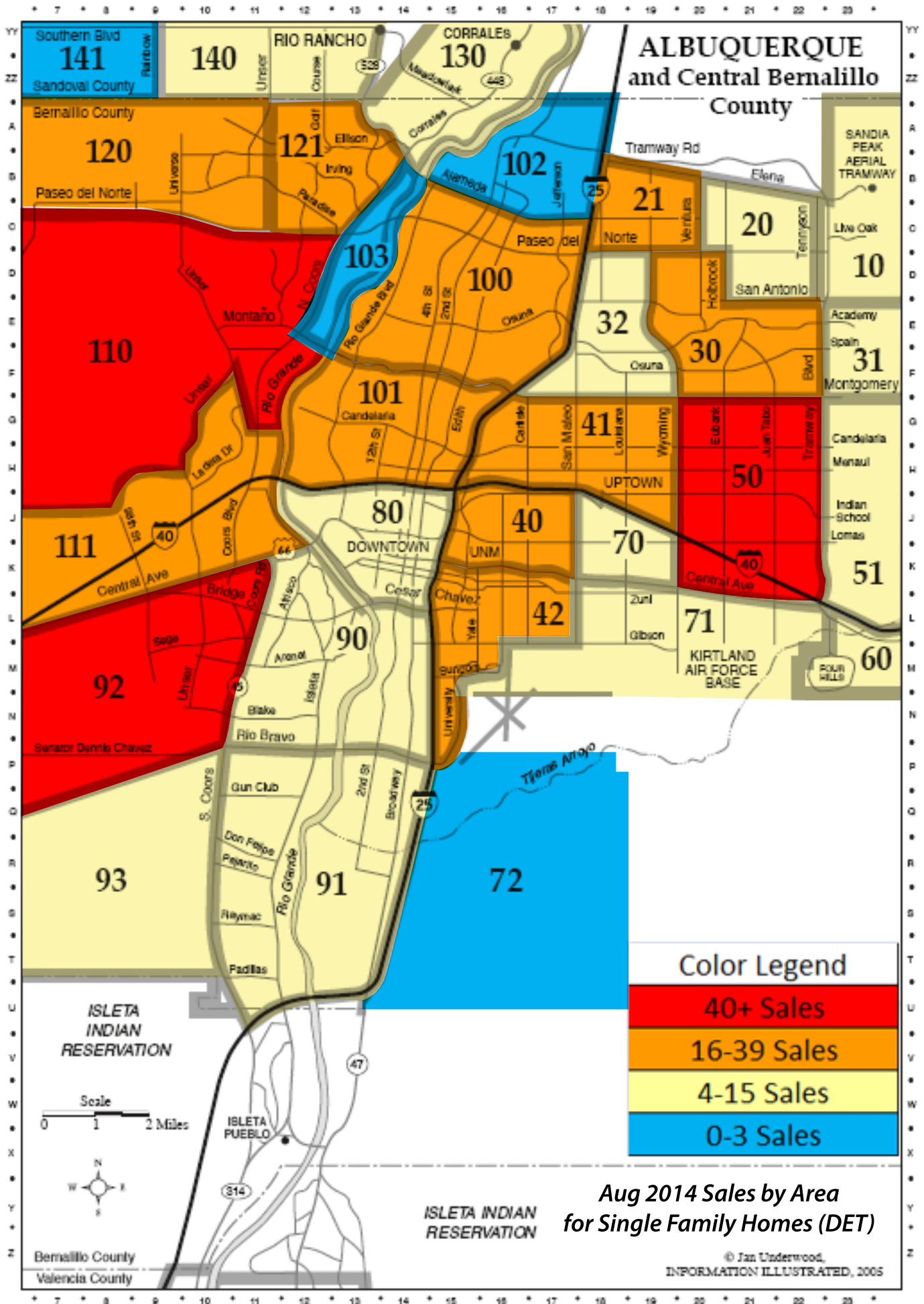
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# Market Comparison

## East Mountains/Estancia Basin & Valencia County

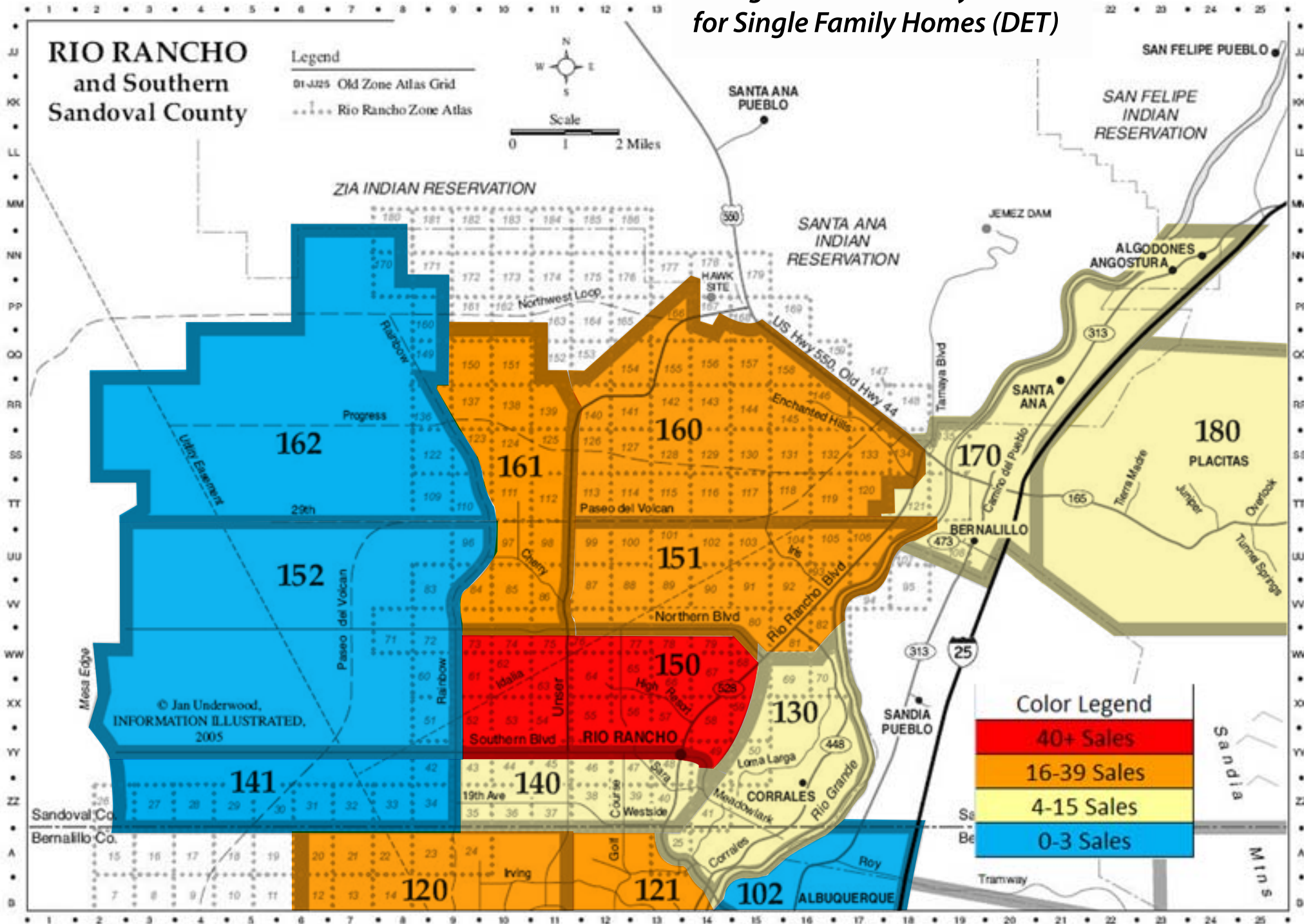
East Mountains & Estancia Basin		(DET) 2014	(DET) 2013	Percent Change	Valencia County		(DET) 2014	(DET) 2013	Percent Change
New Listings	Jul	93	91	2.20%	New Listings	Jul	107	102	4.90%
	<b>Aug</b>	<b>103</b>	<b>97</b>	<b>6.19%</b>		<b>Aug</b>	<b>98</b>	<b>110</b>	<b>-10.91%</b>
	Sep		68			Sep		96	
Pending Sales	Jul	49	44*	11.36%	Pending Sales	Jul	63	58*	-7.94%
	<b>Aug</b>	<b>52</b>	<b>37*</b>	<b>40.54%</b>		<b>Aug</b>	<b>57</b>	<b>58*</b>	<b>-1.72%</b>
	Sep		37*			Sep		76*	
Closed Sales	Jul	39	46	-15.22%	Closed Sales	Jul	41	45	-8.89%
	<b>Aug</b>	<b>41</b>	<b>23</b>	<b>78.26%</b>		<b>Aug</b>	<b>51</b>	<b>47</b>	<b>8.51%</b>
	Sep		30			Sep		54	
Median Sales Price	Jul	\$230,000	\$210,000	9.52%	Median Sales Price	Jul	\$120,000	\$127,000	-5.51%
	<b>Aug</b>	<b>\$225,500</b>	<b>\$250,000</b>	<b>-9.80%</b>		<b>Aug</b>	<b>\$119,000</b>	<b>\$110,000</b>	<b>8.18%</b>
	Sep		\$264,500			Sep		\$120,000	
Average Sales Price	Jul	\$234,247	\$205,355	14.07%	Average Sales Price	Jul	\$143,701	\$174,088	-17.45%
	<b>Aug</b>	<b>\$245,829</b>	<b>\$256,117</b>	<b>-4.02%</b>		<b>Aug</b>	<b>\$157,064</b>	<b>\$129,512</b>	<b>21.27%</b>
	Sep		\$266,057			Sep		\$130,520	
Total Active	Jul	478	467	2.36%	Total Active	Jul	458	475	-3.58%
	<b>Aug</b>	<b>474</b>	<b>469</b>	<b>1.07%</b>		<b>Aug</b>	<b>442</b>	<b>485</b>	<b>-8.87%</b>
	Sep		464			Sep		464	
Average Days on Market	Jul	105	99	6.06%	Average Days on Market	Jul	72	103	-30.10%
	<b>Aug</b>	<b>112</b>	<b>140</b>	<b>-20.00%</b>		<b>Aug</b>	<b>87</b>	<b>93</b>	<b>-6.45%</b>
	Sep		94			Sep		114	

\*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.



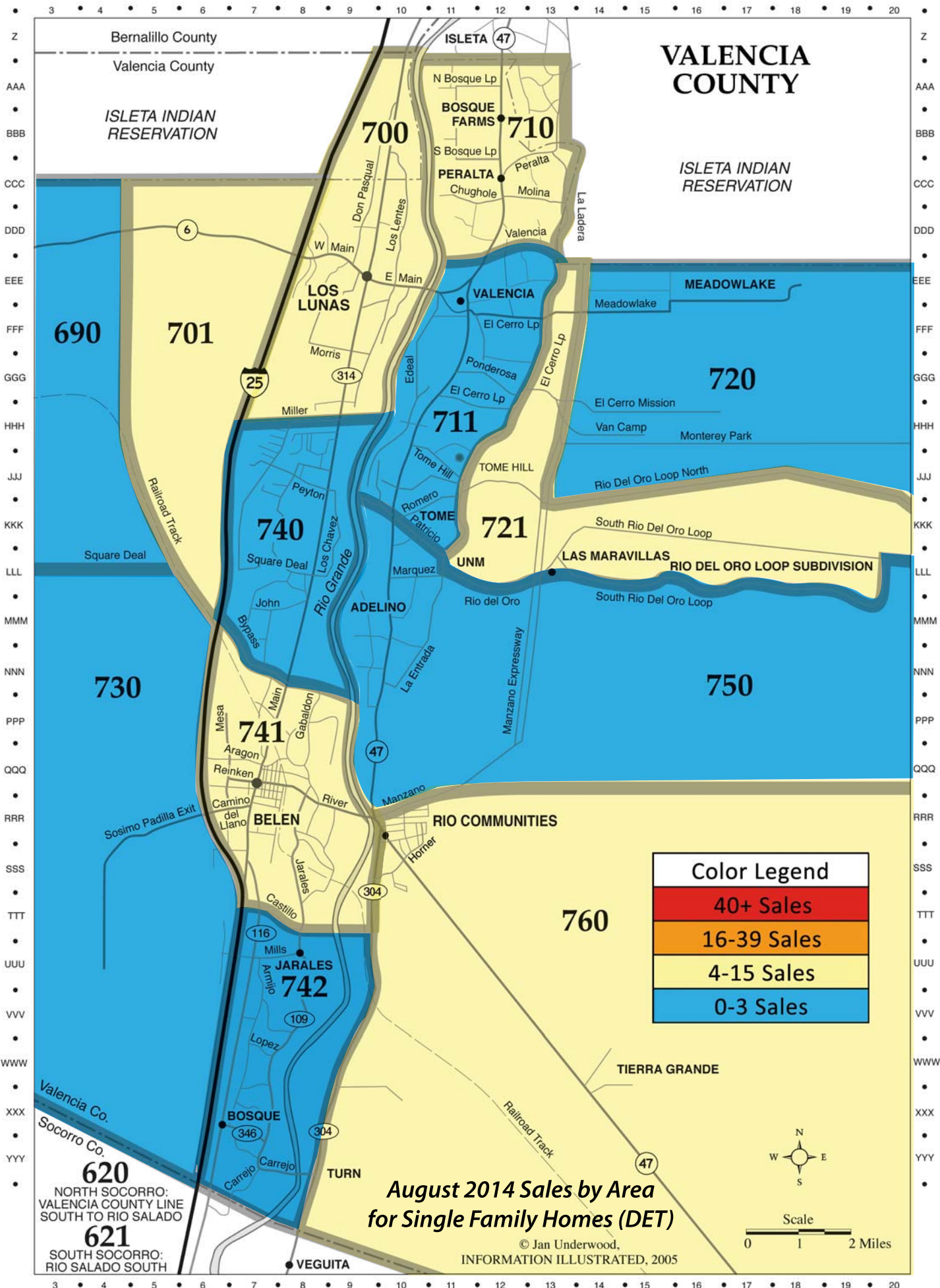


# August 2014 Sales by Area for Single Family Homes (DET)









Bernalillo County  
Valencia County  
**ISLETA INDIAN RESERVATION**

**VALENCIA COUNTY**

**ISLETA INDIAN RESERVATION**

**690**

**701**

**700**

**710**

**LOS LUNAS**

**VALENCIA**

**MEADOWLAKE**

**720**

**711**

**721**

**740**

**730**

**741**

**ADELINO**

**750**

**760**

**742**

**BELEN**

**RIO COMMUNITIES**

**JARALES**

**TIERRA GRANDE**

**620**

NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

**621**

SOUTH SOCORRO:  
RIO SALADO SOUTH

**TURN**

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

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**VEGUITA**