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Monthly Highlights

- The median sale price of single-family, detached homes climbed to \$190,000 in July 2014, the highest level since August 2008.
- July had the highest monthly sales count in 2014 with 823 single-family, detached sales.

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Monthly
Market
REPORT
July 2014

Contact

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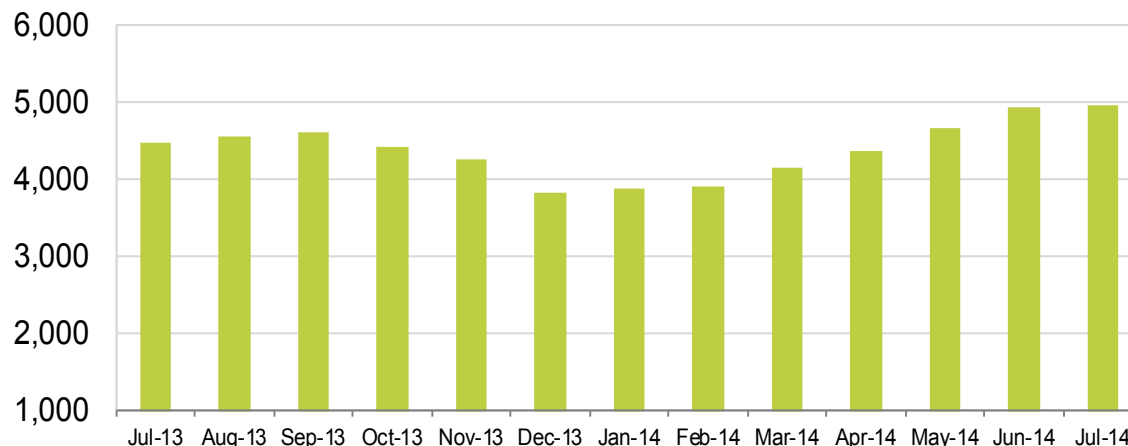
Email president@gaar.com

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	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	
September	4,081	4,608	
October	4,083	4,439	
November	3,902	4,255	
December	3,587	3,836	

Detached homes on market

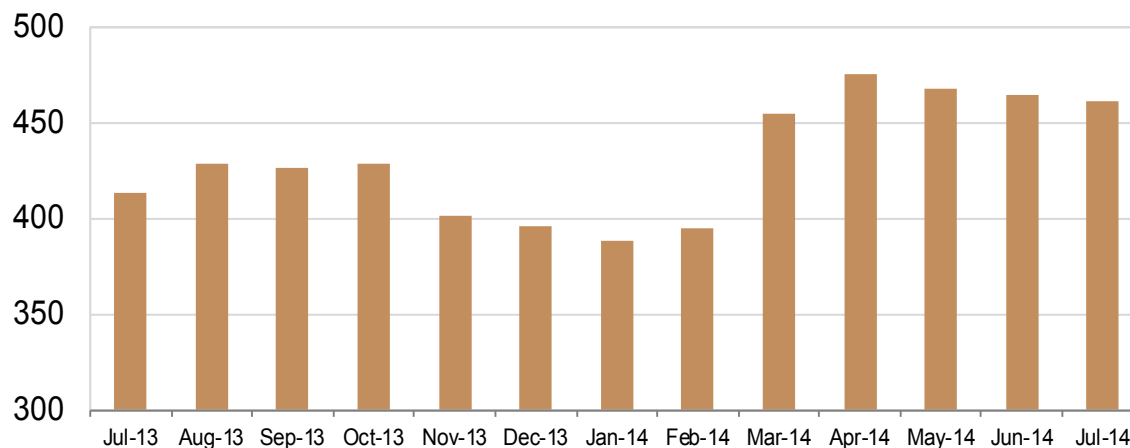


Detached represents existing single-family detached homes

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	
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)

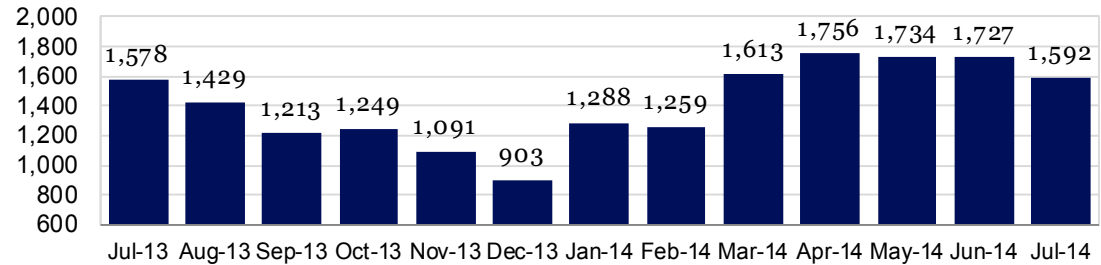
Market Activity

Month	New	Pending	Closed
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
Jul-14	1,592	986	823

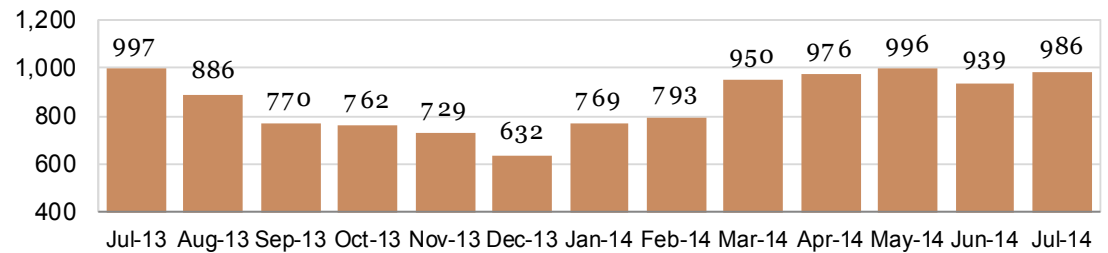
Change from last month/year

	Jul-14	Jun-14	Jul-13
New	1,592	1,727	1,578
% Change	-	-7.82%	0.89%
Pending	986	939	997
% Change	-	5.01%	-1.10%
Closed	823	800	939
% Change	-	2.88%	-12.35%

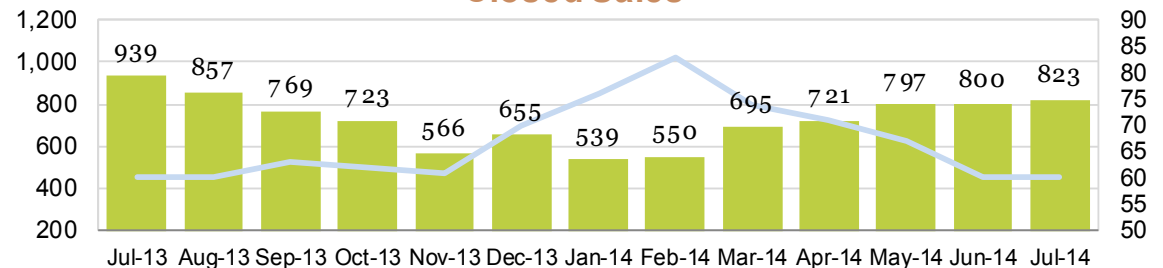
New Listings



Pending Sales



Closed Sales



Data is for single-family detached homes

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

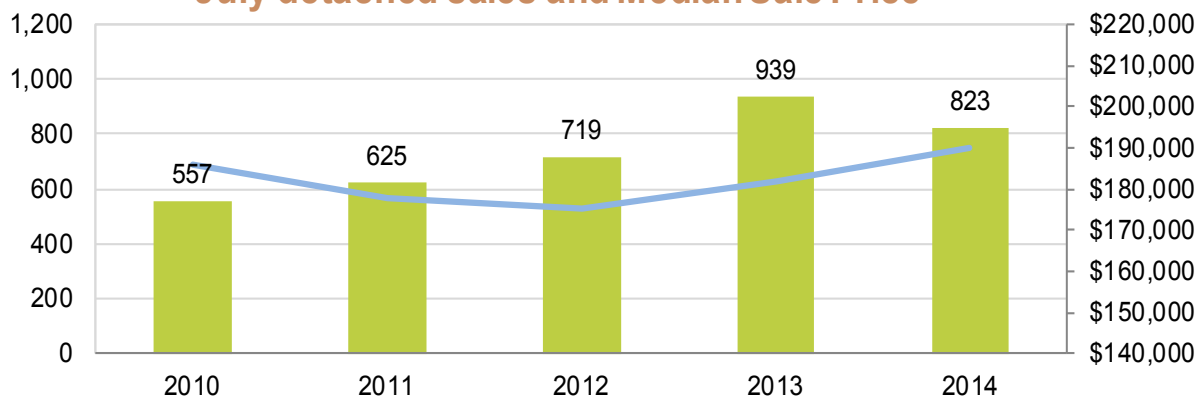
*Due to an MLS system change in October 2013 the data collection methods for pending sales changed. Pending sales are now calculated only once for a particular property, whether or not that property goes under contract multiple times during the month. Pending sales from 2013 have been adjusted in this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

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Jul-13	Jul-14
10-121	Albuquerque	642	565
130	Corrales	11	21
140-162	Rio Rancho	178	143
180	Bernalillo	10	8
190	Placitas	7	6
210-293	E. Mountains	46	39
690-760	Valencia Co.	45	41
Total	All	939	823

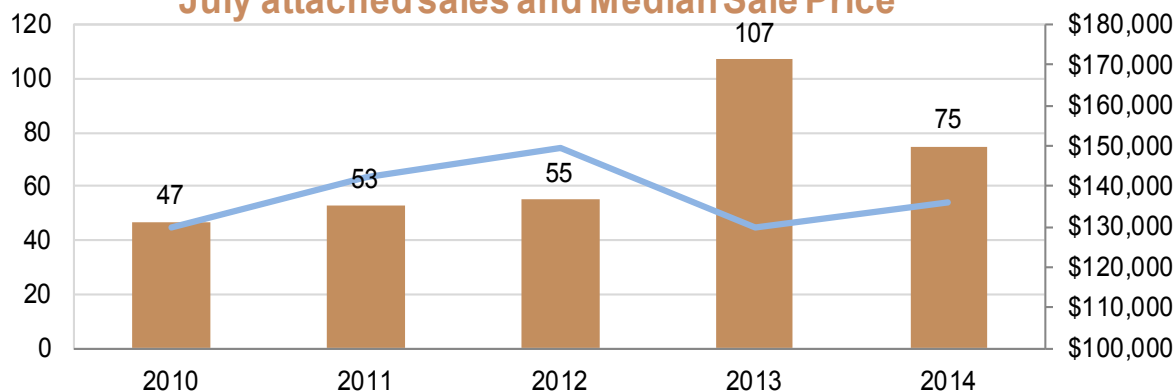
July detached sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Jul-13	Jul-14
10-121	Albuquerque	93	65
130	Corrales	0	0
140-162	Rio Rancho	9	7
180	Bernalillo	1	0
190	Placitas	0	1
210-293	E. Mountains	0	0
690-760	Valencia Co.	4	2
Total	All	107	75

July attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

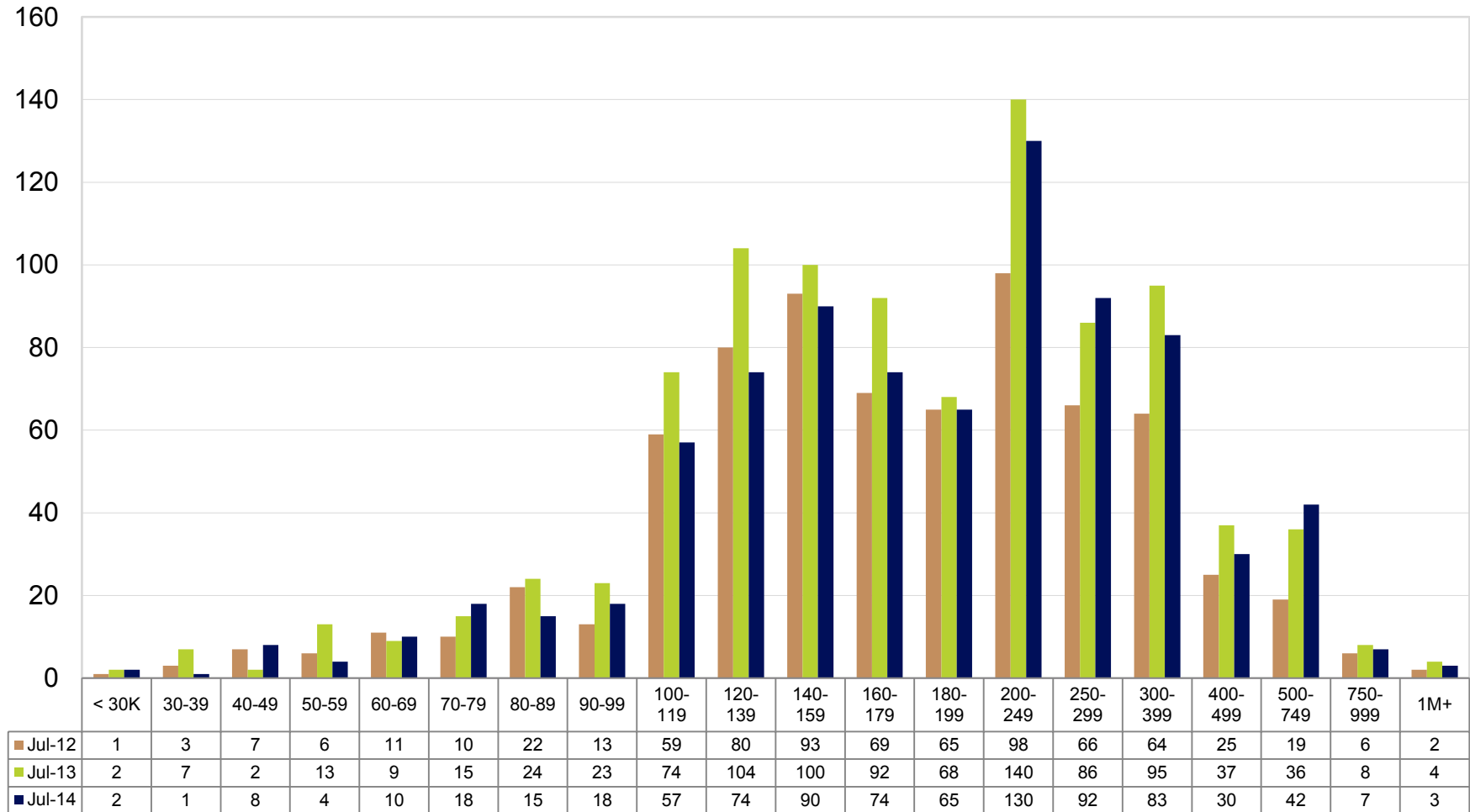
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
July historical (in thousands)



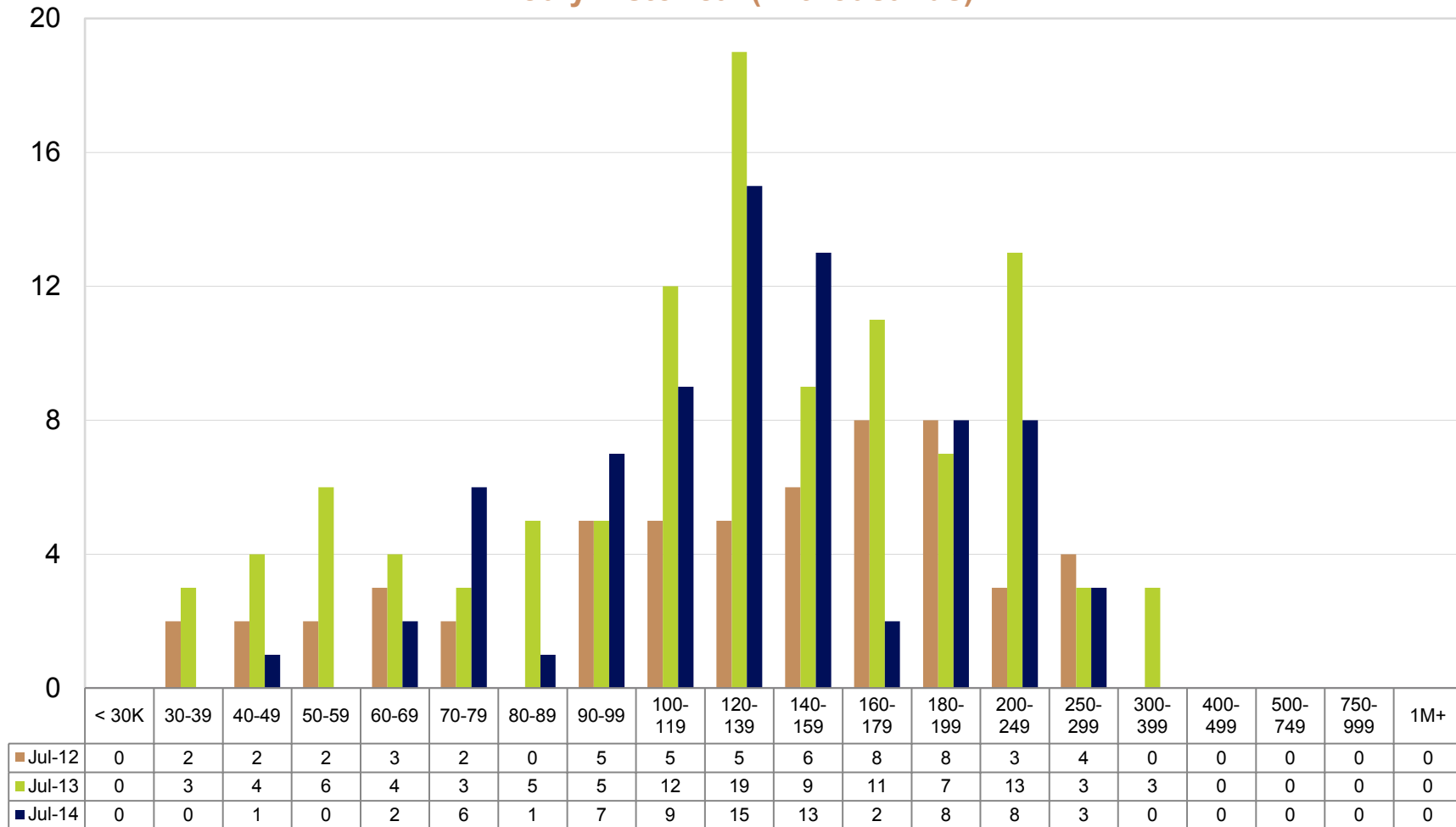
Top Selling Price Range for Detached Homes

\$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
July historical (in thousands)



Top Selling Price Ranges for Attached Homes

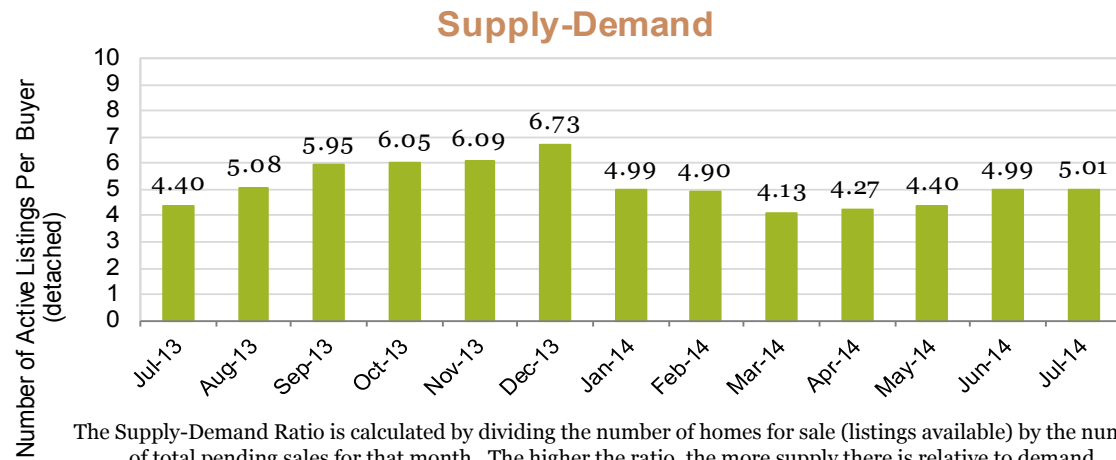
\$120,000 - \$139,999

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

Market Indicators

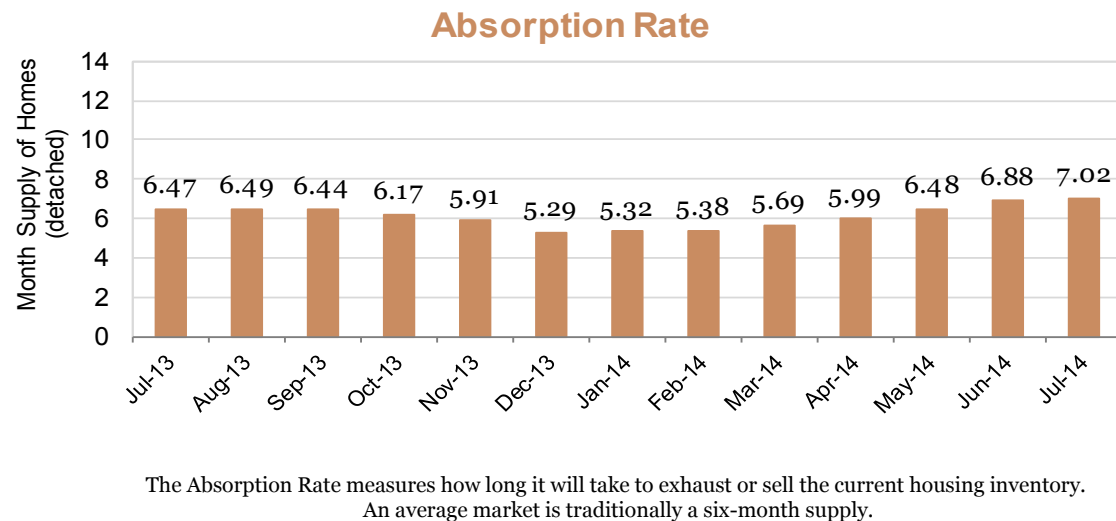
Supply-Demand

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	5.01
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	



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	
September	6.78	6.44	
October	6.68	6.17	
November	6.34	5.91	
December	5.76	5.29	



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

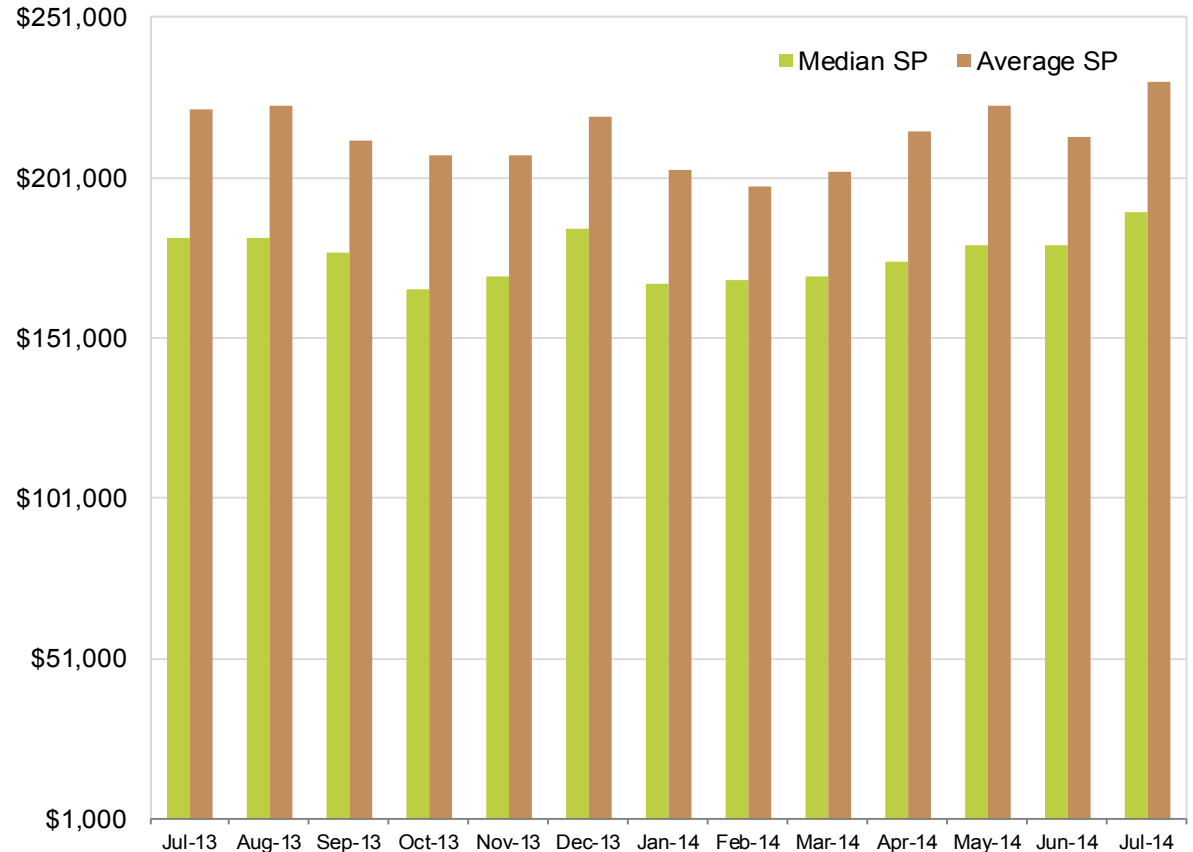
Median Sale Price

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	
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	\$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	
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

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Historical Home Prices

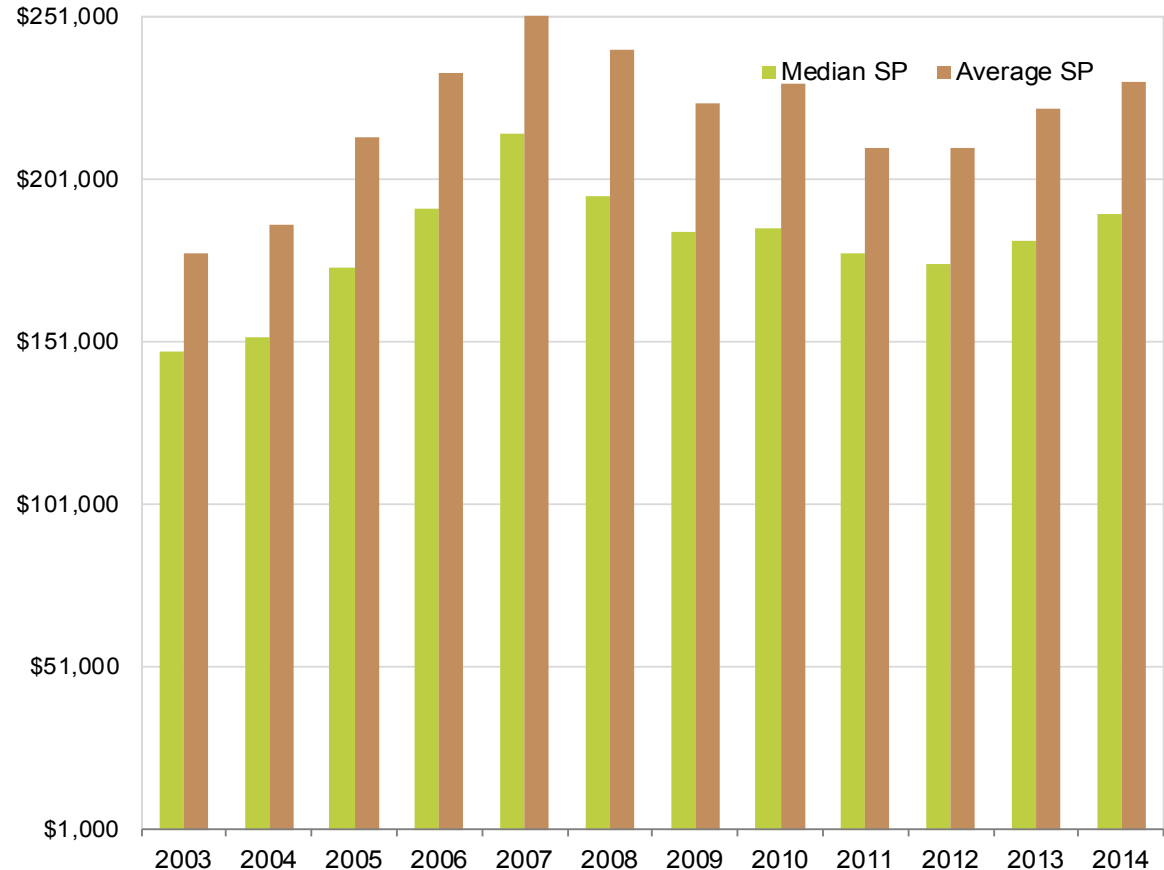
Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$148,000	9.63%
2004	\$152,500	3.04%
2005	\$174,000	14.10%
2006	\$191,900	10.29%
2007	\$214,900	11.99%
2008	\$196,000	-8.79%
2009	\$185,000	-5.61%
2010	\$186,000	0.54%
2011	\$178,000	-4.30%
2012	\$175,000	-1.69%
2013	\$182,000	4.00%
2014	\$190,000	4.40%

Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$178,247	9.41%
2004	\$186,907	4.86%
2005	\$213,850	14.42%
2006	\$233,849	9.35%
2007	\$261,699	11.91%
2008	\$240,986	-7.91%
2009	\$224,271	-6.94%
2010	\$230,213	2.65%
2011	\$210,788	-8.44%
2012	\$210,685	-0.05%
2013	\$222,505	5.61%
2014	\$230,750	3.71%

Historical Sale Prices (July 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.

July 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	118	8	0.97%	87123	196	35	4.25%
87002	147	9	1.09%	87063	1	0	0.00%	87124	431	78	9.48%
87004	82	8	0.97%	87068	28	3	0.36%	87144	374	65	7.90%
87008	34	5	0.61%	87102	45	13	1.58%	87505	1	0	0.00%
87010	1	0	0.00%	87104	75	14	1.70%				
87015	147	12	1.46%	87105	143	25	3.04%				
87016	22	0	0.00%	87106	82	19	2.31%				
87023	2	0	0.00%	87107	177	25	3.04%				
87026	3	0	0.00%	87108	107	8	0.97%				
87031	256	29	3.52%	87109	114	26	3.16%				
87032	1	0	0.00%	87110	152	39	4.74%				
87035	24	4	0.49%	87111	307	66	8.02%				
87036	16	3	0.36%	87112	192	43	5.22%				
87042	23	0	0.00%	87113	77	20	2.43%				
87043	115	6	0.73%	87114	469	79	9.60%				
87047	97	6	0.73%	87120	377	62	7.53%				
87048	132	21	2.55%	87121	232	55	6.68%				
87056	10	0	0.00%	87122	147	37	4.50%				

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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	Jul	1,592	1,578	0.89%	131	156	-16.03%	12,013	10,802	11.21%
	Aug		1,429			152			12,383	
	Sep		1,213			108			13,704	
Pending Sales	Jul	986	997*	-1.10%	85	106*	-19.81%	6,990	7,179*	-2.63%
	Aug		886*			104*			8,169*	
	Sep		770*			52*			8,991	
Closed Sales	Jul	823	939	-12.35%	75	107	-29.91%	5,371	5,645	-4.85%
	Aug		857			84			6,586	
	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%
	Aug		\$191.6			\$10.9			\$1,339.1	
	Sep		\$163.3			\$10.2			\$1,512.6	
Median Sales Price	Jul	\$190,000	\$182,000	4.40%	\$136,000	\$129,900	4.70%			
	Aug		\$182,500			\$126,500		--	--	--
	Sep		\$177,500			\$128,000				
Average Sales Price	Jul	\$230,750	\$222,505	3.71%	\$142,363	\$139,787	1.84%			
	Aug		\$223,533			\$129,882		--	--	--
	Sep		\$212,307			\$139,424				
Total Active Listings Available	Jul	4,967	4,497	10.45%	461	413	11.62%			
	Aug		4,578			429		--	--	--
	Sep		4,608			427				
Average Days on Market	Jul	60	60	0.00%	73	60	21.67%			
	Aug		60			59		--	--	--
	Sep		63			77				

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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%
	Aug		893			Aug		250	
	Sep		790			Sep		211	
Pending Sales	Jul	661	674*	-1.93%	Pending Sales	Jul	179	190*	-5.79%
	Aug		603*			Aug		154*	
	Sep		501*			Sep		139*	
Closed Sales	Jul	565	642	-11.99%	Closed Sales	Jul	143	178	-19.66%
	Aug		579			Aug		178	
	Sep		517			Sep		142	
Median Sales Price	Jul	\$190,000	\$190,000	0.00%	Median Sales Price	Jul	\$175,000	\$150,108	16.58%
	Aug		\$185,000			Aug		\$175,115	
	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%
	Aug		\$231,706			Aug		\$188,681	
	Sep		\$216,102			Sep		\$180,397	
Total Active	Jul	2,887	2,544	13.48%	Total Active	Jul	804	695	15.68%
	Aug		2,569			Aug		732	
	Sep		2,617			Sep		724	
Average Days on Market	Jul	55	51	7.84%	Average Days on Market	Jul	62	62	0.00%
	Aug		48			Aug		57	
	Sep		54			Sep		61	

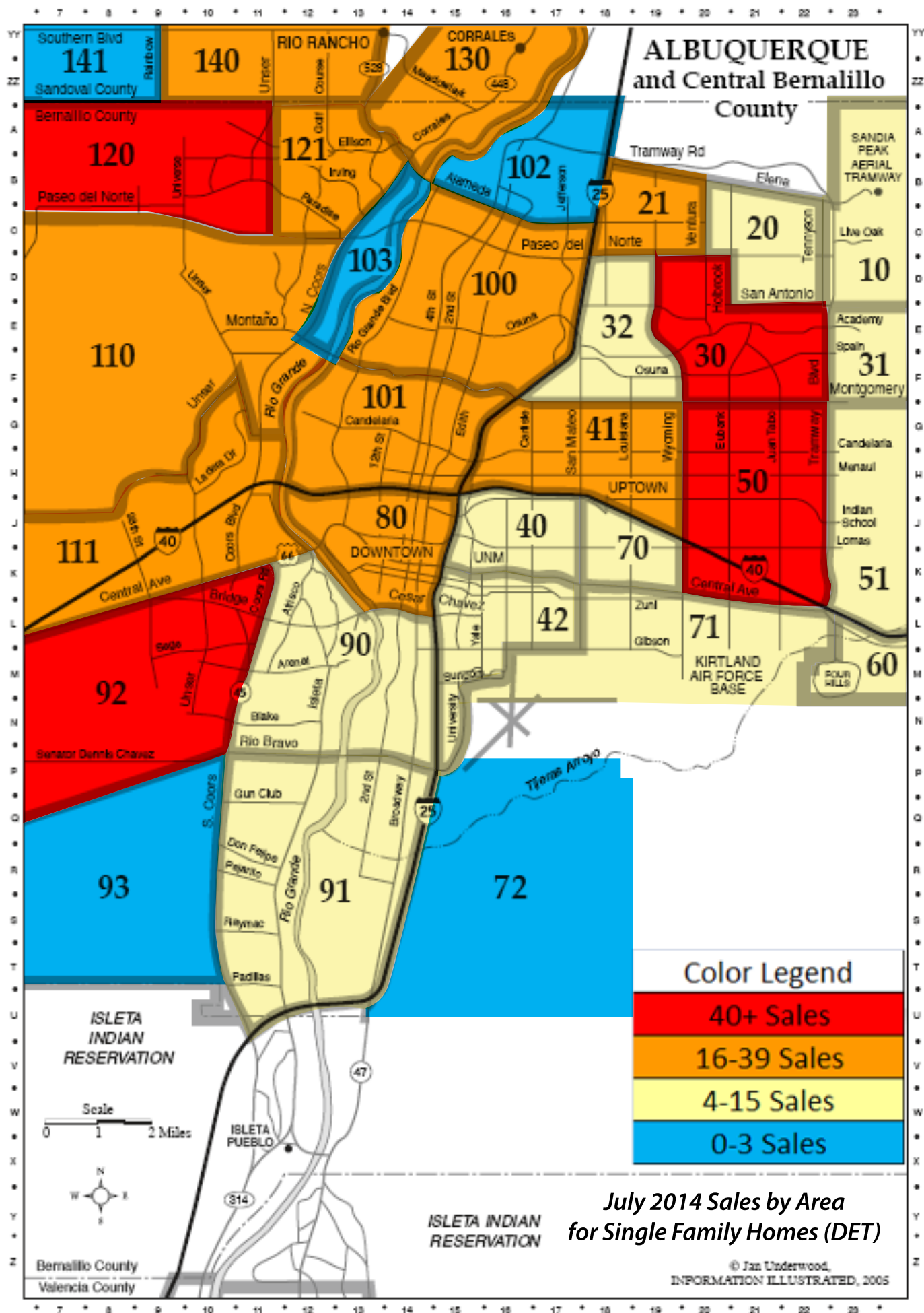
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Market Comparison

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%
	Aug		97			Aug		110	
	Sep		68			Sep		96	
Pending Sales	Jul	49	44*	11.36%	Pending Sales	Jul	63	58*	-7.94%
	Aug		37*			Aug		58*	
	Sep		37*			Sep		76*	
Closed Sales	Jul	39	46	-15.22%	Closed Sales	Jul	41	45	-8.89%
	Aug		23			Aug		47	
	Sep		30			Sep		54	
Median Sales Price	Jul	\$230,000	\$210,000	9.52%	Median Sales Price	Jul	\$120,000	\$127,000	-5.51%
	Aug		\$250,000			Aug		\$110,000	
	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%
	Aug		\$256,117			Aug		\$129,512	
	Sep		\$266,057			Sep		\$130,520	
Total Active	Jul	478	467	2.36%	Total Active	Jul	458	475	-3.58%
	Aug		469			Aug		485	
	Sep		464			Sep		464	
Average Days on Market	Jul	105	99	6.06%	Average Days on Market	Jul	72	103	-30.10%
	Aug		140			Aug		93	
	Sep		94			Sep		114	

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

