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## Monthly Highlights

- Single-family detached home sales rose 6.18% from November 2013.
- The median sale price of homes selling in November 2014 was \$175,000, up 2.9% from Nov. 2013.

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## Contact

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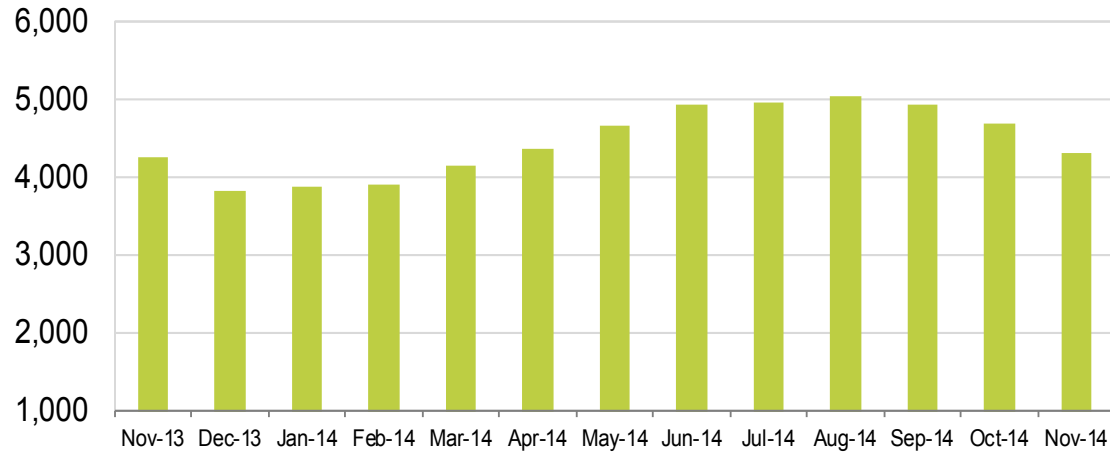
Email [president@gaar.com](mailto:president@gaar.com)

# 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	4,945
October	4,083	4,439	4,705
November	3,902	4,255	4,331
December	3,587	3,836	

## Detached homes on market

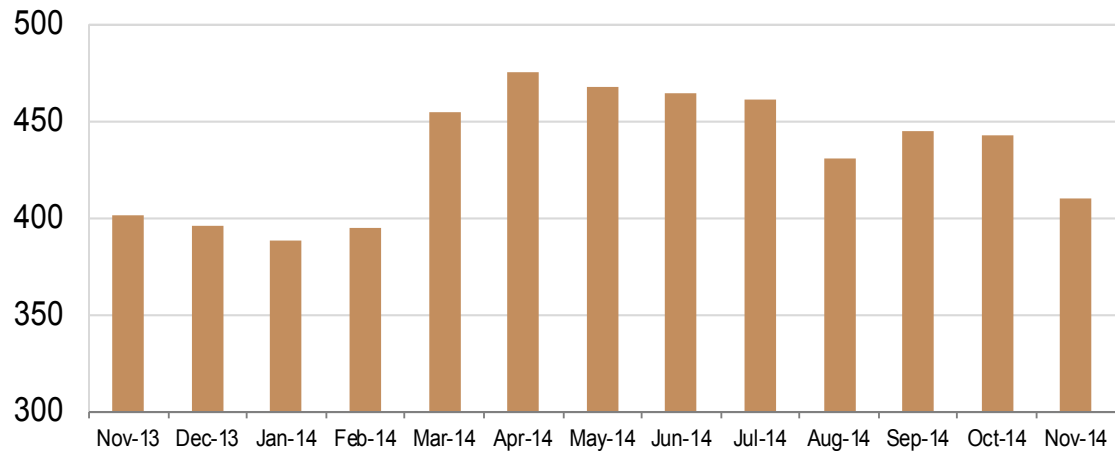


Detached represents existing single-family detached homes

## 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	445
October	437	429	443
November	420	402	410
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)

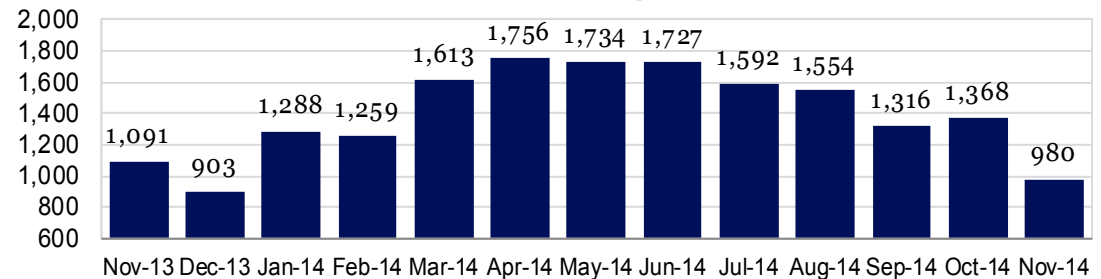
## Market Activity

Month	New	Pending	Closed
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
Sep-14	1,316	854	703
Oct-14	1,368	831	758
Nov-14	980	738	601

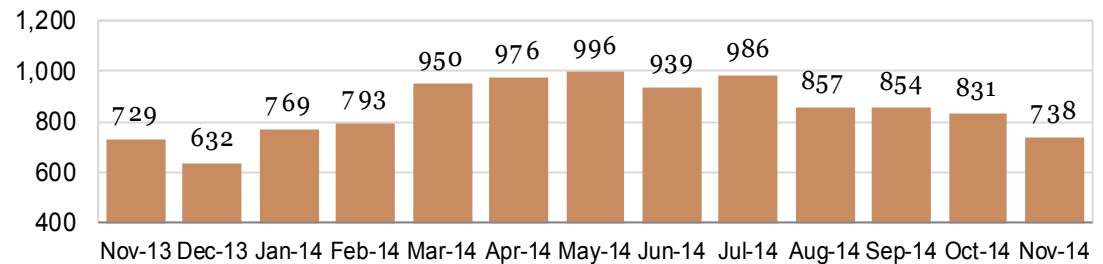
## Change from last month/year

	Nov-14	Oct-14	Nov-13
New	980	1,368	1,091
% Change	-	<b>-28.36%</b>	<b>-10.17%</b>
Pending	738	831	729
% Change	-	<b>-11.19%</b>	<b>1.23%</b>
Closed	601	758	566
% Change	-	<b>-20.71%</b>	<b>6.18%</b>

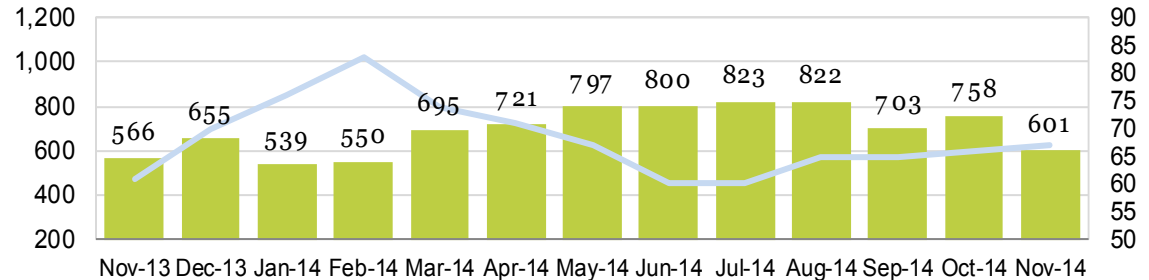
## New Listings



## Pending Sales



## Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for November 2014 detached sales was 67.

Data is for single-family detached homes

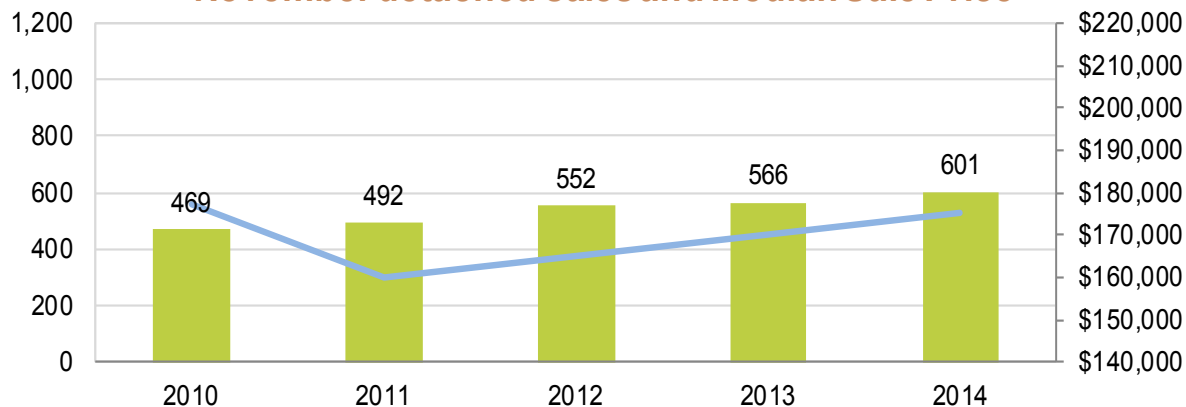
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

# Homes Sales by Market Area

## Single-family detached sales

MLS Area	Area Name	Nov-13	Nov-14
10-121	Albuquerque	386	401
130	Corrales	6	11
140-162	Rio Rancho	99	106
180	Bernalillo	9	10
190	Placitas	1	8
210-293	E. Mountains	18	31
690-760	Valencia Co.	47	34
Total	All	566	601

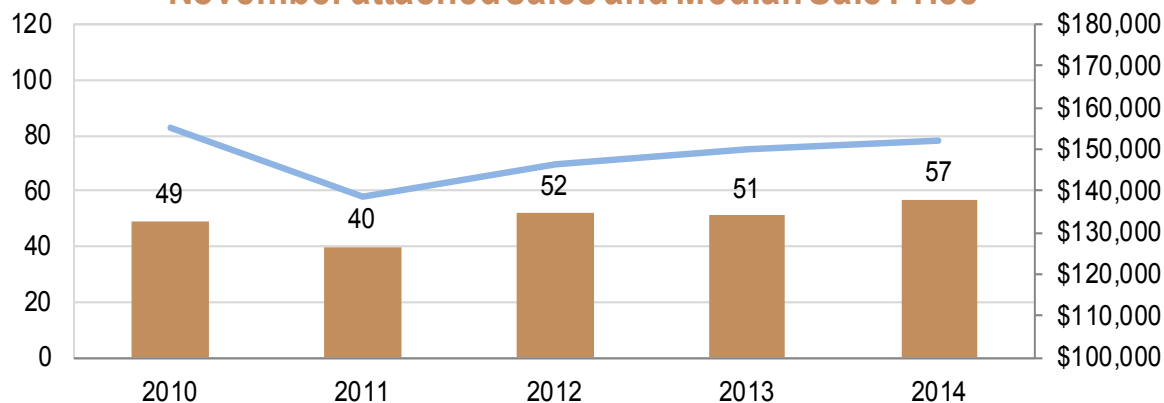
## November detached sales and Median Sale Price



## Condo/townhome (attached) sales

MLS Area	Area Name	Nov-13	Nov-14
10-121	Albuquerque	44	49
130	Corrales	0	1
140-162	Rio Rancho	5	6
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	2	1
Total	All	51	57

## November attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

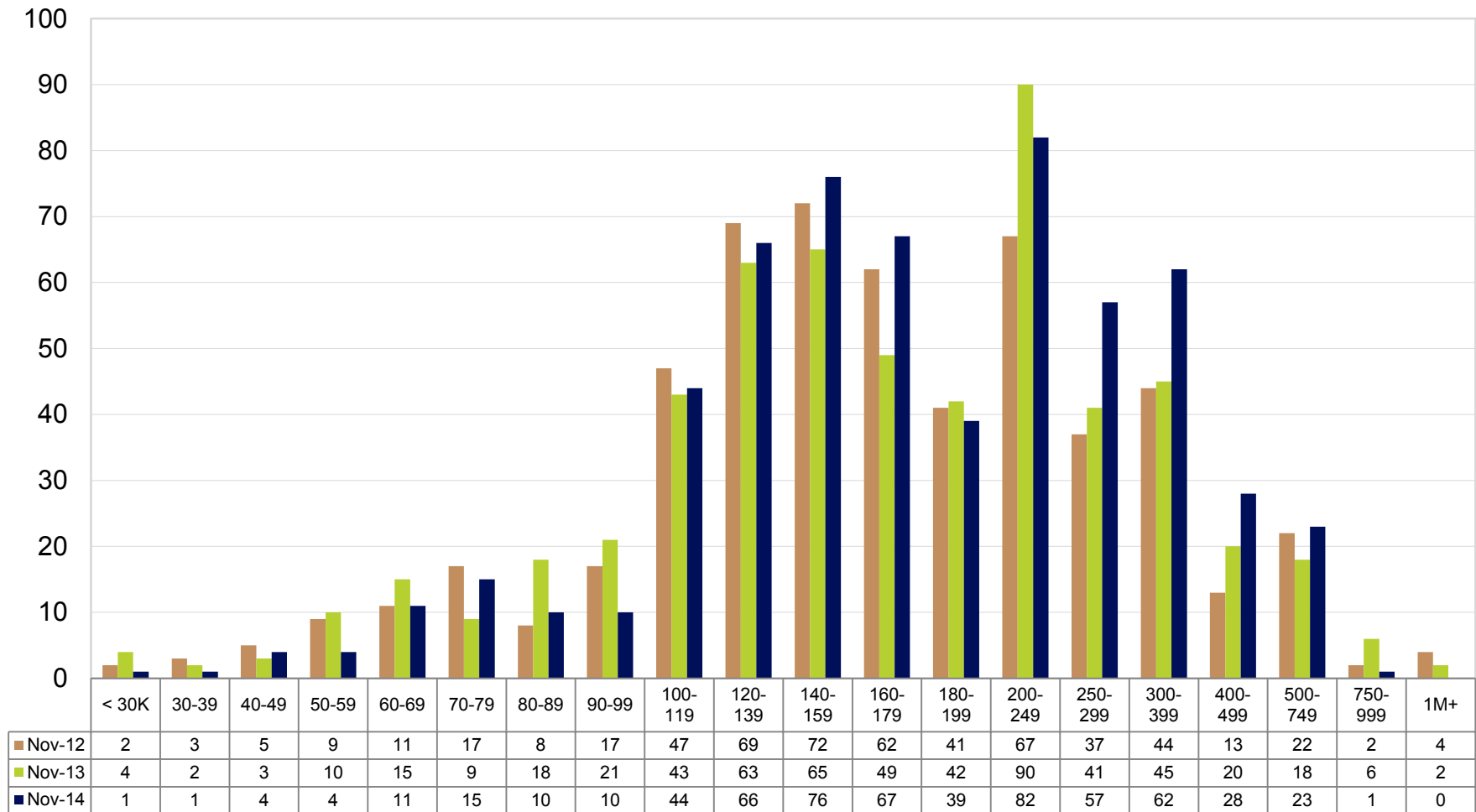
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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  
November historical (in thousands)



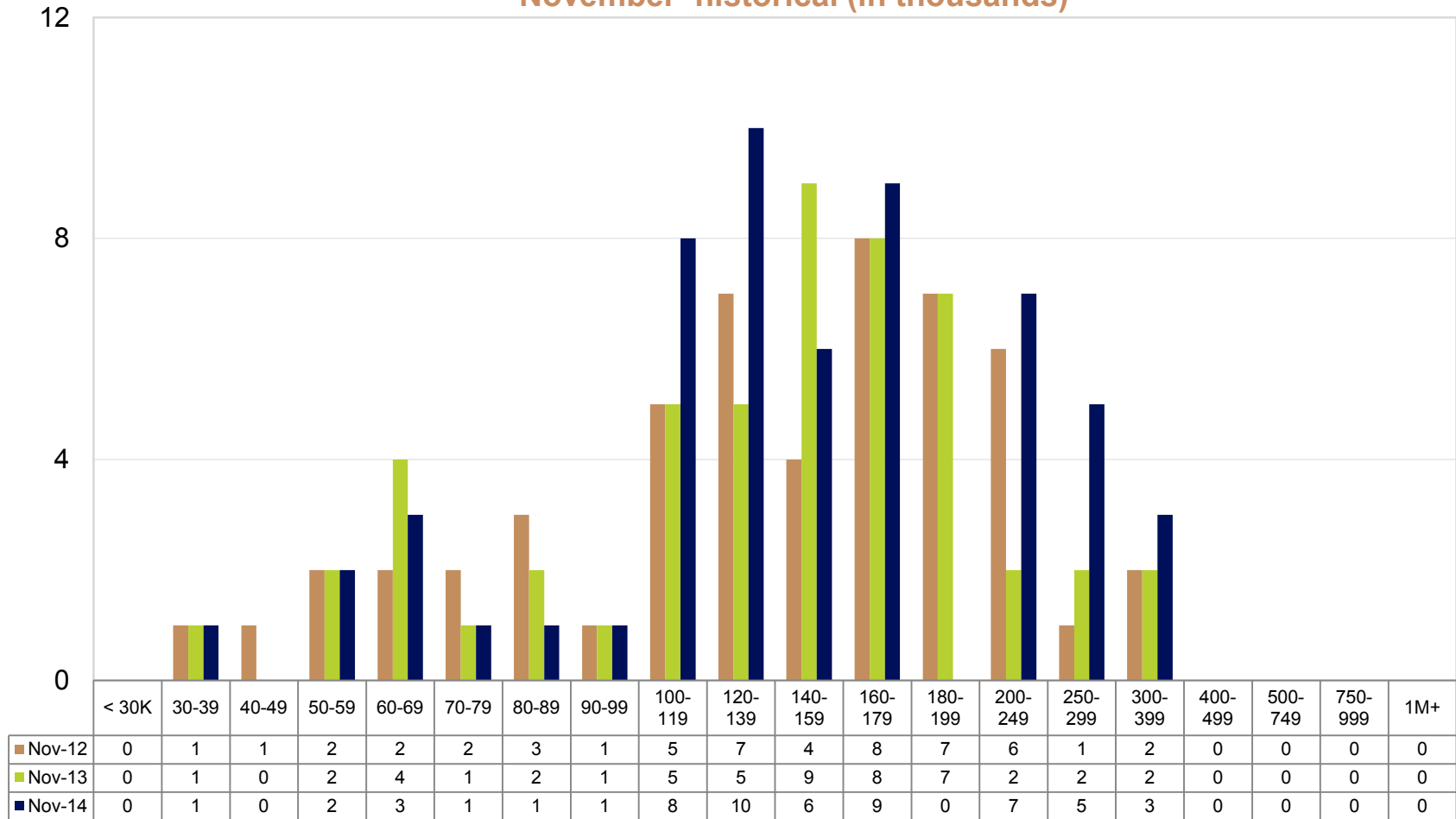
Top Selling Price Range for Detached Homes

**\$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  
November historical (in thousands)



## Top Selling Price Ranges for Attached Homes

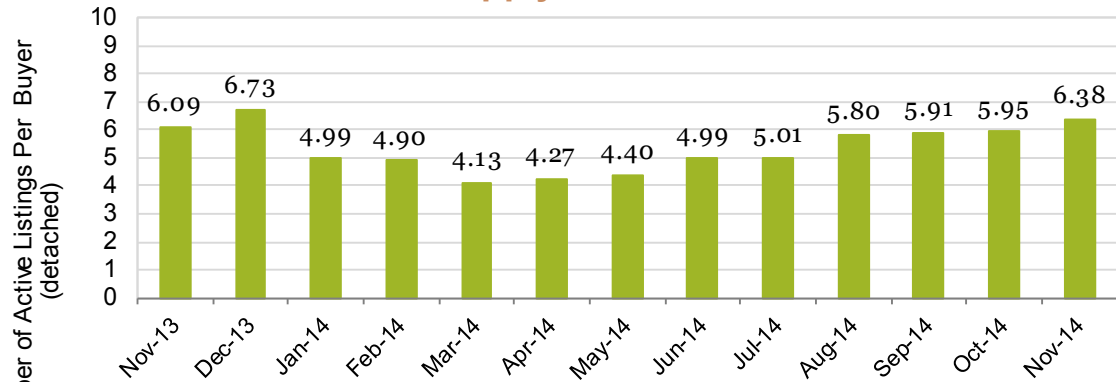
**\$120,000 - \$139,999**

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

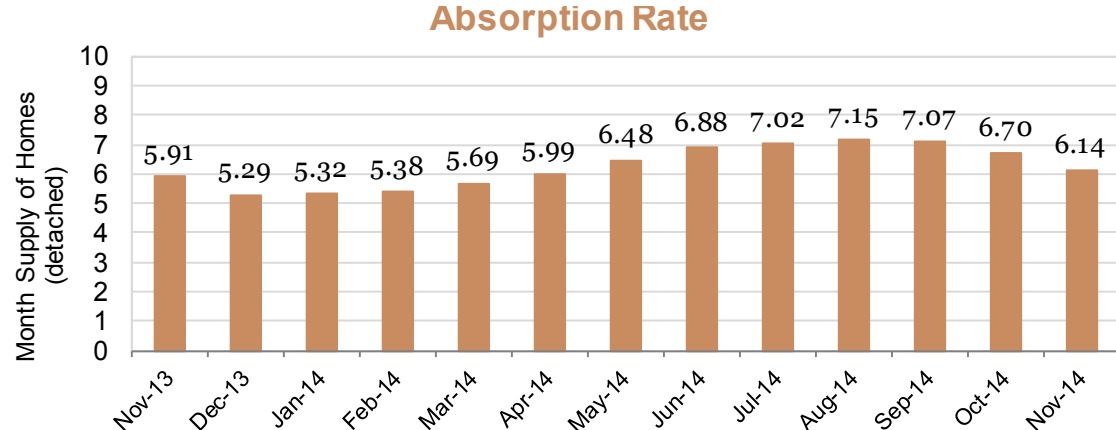
Year	2012	2013	2014
January	4.52	3.70	4.99
February	4.04	3.96	4.90
March	3.59	3.32	4.13
April	3.58	2.98	4.27
May	3.82	3.16	4.40
June	3.81	4.45	4.99
July	3.88	4.40	5.01
August	4.04	5.08	5.80
September	4.64	5.95	5.91
October	4.53	6.05	5.95
November	5.24	6.09	6.38
December	5.42	6.73	



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	7.07
October	6.68	6.17	6.70
November	6.34	5.91	6.14
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

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# Monthly Sale Prices

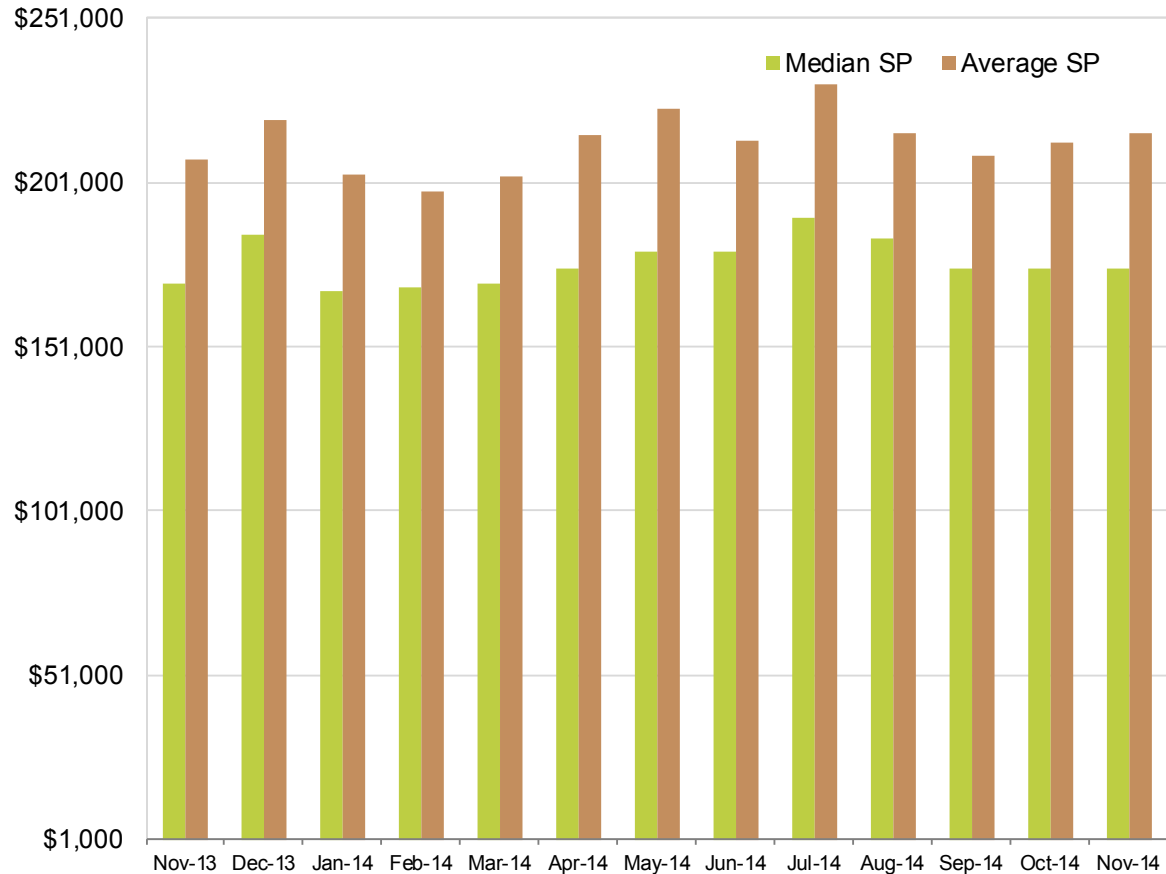
## Median Sale Price

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	\$175,000
October	\$166,300	\$166,000	\$175,000
November	\$165,000	\$170,000	\$175,000
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	\$216,148
September	\$203,016	\$212,307	\$208,936
October	\$202,827	\$208,152	\$212,905
November	\$204,653	\$207,986	\$215,899
December	\$211,191	\$219,909	

## Monthly Sale Prices



Data is for single-family detached homes

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# Historical Home Prices

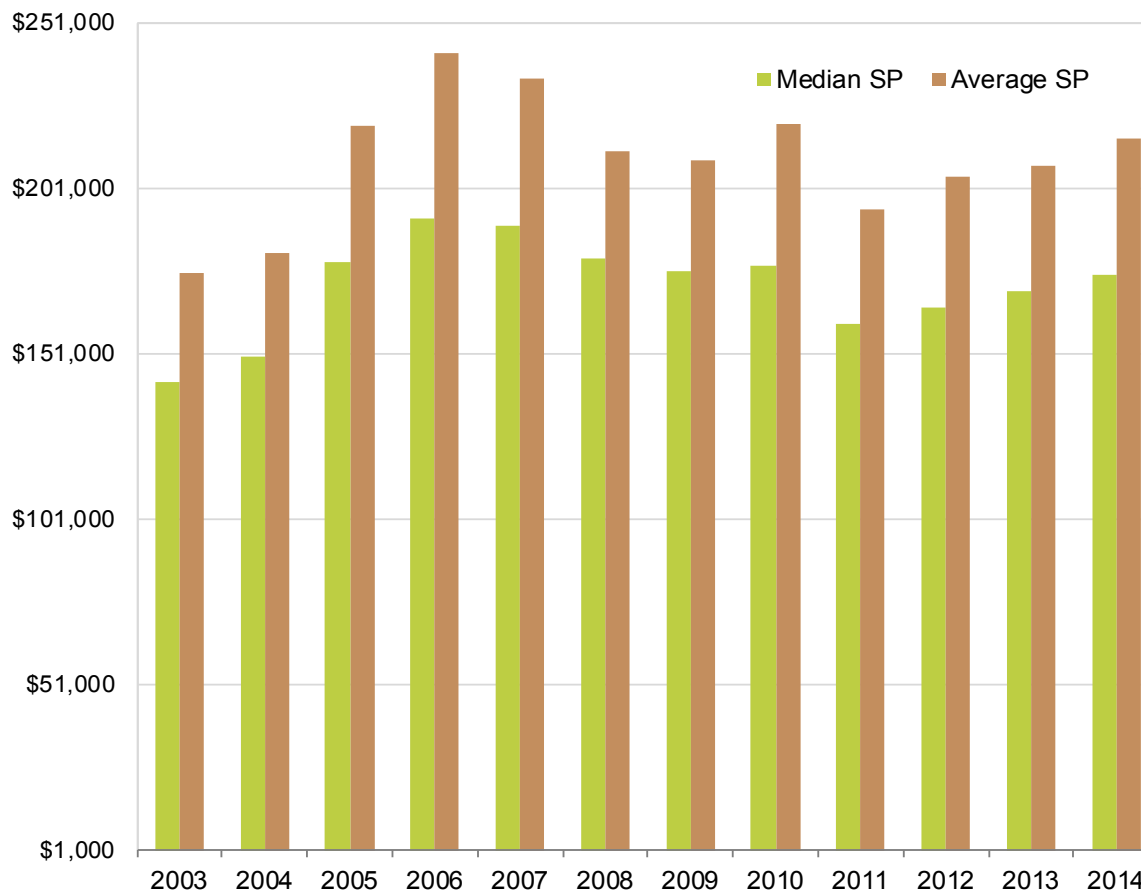
## Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$142,250	7.77%
2004	\$150,000	5.45%
2005	\$178,900	19.27%
2006	\$192,000	7.32%
2007	\$189,450	-1.33%
2008	\$180,000	-4.99%
2009	\$175,750	-2.36%
2010	\$177,500	1.00%
2011	\$160,000	-9.86%
2012	\$165,000	3.13%
2013	\$170,000	3.03%
2014	\$175,000	2.94%

## Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$175,542	8.28%
2004	\$181,722	3.52%
2005	\$219,949	21.04%
2006	\$242,061	10.05%
2007	\$233,956	-3.35%
2008	\$212,088	-9.35%
2009	\$209,243	-1.34%
2010	\$220,453	5.36%
2011	\$194,830	-11.62%
2012	\$204,653	5.04%
2013	\$207,986	1.63%
2014	\$215,899	3.80%

## Historical Sale Prices (Nov. 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.

# November 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	86	12	2.00%	87122	129	19	3.16%
87002	148	10	1.66%	87062	2	0	0.00%	87123	166	17	2.83%
87004	66	10	1.66%	87063	1	0	0.00%	87124	402	58	9.65%
87008	23	3	0.50%	87068	22	3	0.50%	87144	331	48	7.99%
87010	1	0	0.00%	87102	42	7	1.16%	87801	1	0	0.00%
87015	134	8	1.33%	87104	66	8	1.33%				0.00%
87016	30	1	0.17%	87105	115	15	2.50%				
87023	2	0	0.00%	87106	73	13	2.16%				
87026	3	0	0.00%	87107	140	15	2.50%				
87031	230	19	3.16%	87108	87	13	2.16%				
87032	1	0	0.00%	87109	91	24	3.99%				
87035	21	4	0.67%	87110	144	24	3.99%				
87036	17	1	0.17%	87111	259	52	8.65%				
87042	17	2	0.33%	87112	171	24	3.99%				
87043	93	8	1.33%	87113	67	9	1.50%				
87047	70	2	0.33%	87114	393	56	9.32%				
87048	103	11	1.83%	87120	336	52	8.65%				
87056	10	0	0.00%	87121	230	53	8.82%				

**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.**

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# Market Overview

		2014						(DET+ATT)	(DET+ATT)	Percent Change
		(DET) 2014	(DET) 2013	Percent Change	(ATT) 2014	(ATT) 2013	Percent Change	2014 Year-to-Date	2013 Year-to-Date	
New Listings	Oct	1,368	1,249	9.53%	149	136	9.56%	16,686	15,089	10.58%
	Nov	<b>980</b>	<b>1,091</b>	<b>-10.17%</b>	<b>94</b>	<b>96</b>	<b>-2.08%</b>	<b>17,760</b>	<b>16,276</b>	<b>9.12%</b>
	Dec		903			104			17,283	
Pending Sales	Oct	831	762	9.06%	75	82	-8.54%	9,783	11,470	-14.71%
	Nov	<b>738</b>	<b>729</b>	<b>1.23%</b>	<b>81</b>	<b>53</b>	<b>52.83%</b>	<b>10,602</b>	<b>12,252</b>	<b>-13.47%</b>
	Dec		632			64			12,948	
Closed Sales	Oct	758	723	4.84%	69	66	4.55%	7,869	8,217	-4.24%
	Nov	<b>601</b>	<b>566</b>	<b>6.18%</b>	<b>57</b>	<b>51</b>	<b>11.76%</b>	<b>8,527</b>	<b>8,834</b>	<b>-3.48%</b>
	Dec		655			58			9,547	
Dollar Volume of Closed Sales (in millions)	Oct	\$161.4	\$155.0	4.13%	\$10.0	\$10.0	0.00%	\$1,644.4	\$1,673.1	-1.72%
	Nov	<b>\$129.8</b>	<b>\$117.7</b>	<b>10.28%</b>	<b>\$9.2</b>	<b>\$7.6</b>	<b>21.05%</b>	<b>\$1,783.8</b>	<b>\$1,798.4</b>	<b>-0.81%</b>
	Dec		\$144.0			\$8.4			\$1,950.8	
Median Sales Price	Oct	\$175,000	\$166,000	5.42%	\$136,000	\$141,250	-3.72%			
	Nov	<b>\$175,000</b>	<b>\$170,000</b>	<b>2.94%</b>	<b>\$152,000</b>	<b>\$150,000</b>	<b>1.33%</b>	--	--	--
	Dec		\$185,000			\$136,500				
Average Sales Price	Oct	\$212,905	\$208,152	2.28%	\$145,206	\$150,922	-3.79%			
	Nov	<b>\$215,899</b>	<b>\$207,986</b>	<b>3.80%</b>	<b>\$161,952</b>	<b>\$149,266</b>	<b>8.50%</b>	--	--	--
	Dec		\$219,909			\$145,313				
Total Active Listings Available	Oct	4,705	4,439	5.99%	443	429	3.26%			
	Nov	<b>4,331</b>	<b>4,255</b>	<b>1.79%</b>	<b>410</b>	<b>402</b>	<b>1.99%</b>	--	--	--
	Dec		3,836			396				
Average Days on Market	Oct	66	62	6.45%	60	60	0.00%			
	Nov	<b>67</b>	<b>61</b>	<b>9.84%</b>	<b>76</b>	<b>62</b>	<b>22.58%</b>	--	--	--
	Dec		70			66				

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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	Oct	908	818	11.00%	New Listings	Oct	234	219	6.85%
	<b>Nov</b>	<b>642</b>	<b>686</b>	<b>-6.41%</b>		<b>Nov</b>	<b>174</b>	<b>216</b>	<b>-19.44%</b>
	Dec		572			Dec		167	
Pending Sales	Oct	549	521	5.37%	Pending Sales	Oct	155	125	24.00%
	<b>Nov</b>	<b>495</b>	<b>488</b>	<b>1.43%</b>		<b>Nov</b>	<b>141</b>	<b>125</b>	<b>12.80%</b>
	Dec		396			Dec		133	
Closed Sales	Oct	523	468	11.75%	Closed Sales	Oct	119	136	-12.50%
	<b>Nov</b>	<b>401</b>	<b>386</b>	<b>3.89%</b>		<b>Nov</b>	<b>106</b>	<b>99</b>	<b>7.07%</b>
	Dec		421			Dec		132	
Median Sales Price	Oct	\$181,000	\$170,000	6.47%	Median Sales Price	Oct	\$165,000	\$145,000	13.79%
	<b>Nov</b>	<b>\$175,000</b>	<b>\$171,000</b>	<b>2.34%</b>		<b>Nov</b>	<b>\$167,250</b>	<b>\$161,000</b>	<b>3.88%</b>
	Dec		\$183,000			Dec		\$179,325	
Average Sales Price	Oct	\$219,544	\$208,229	5.43%	Average Sales Price	Oct	\$174,752	\$159,544	9.53%
	<b>Nov</b>	<b>\$219,940</b>	<b>\$211,527</b>	<b>3.98%</b>		<b>Nov</b>	<b>\$193,109</b>	<b>\$192,817</b>	<b>0.15%</b>
	Dec		\$221,213			Dec		\$199,767	
Total Active	Oct	2,740	2,547	7.58%	Total Active	Oct	785	733	7.09%
	<b>Nov</b>	<b>2,503</b>	<b>2,446</b>	<b>2.33%</b>		<b>Nov</b>	<b>734</b>	<b>727</b>	<b>0.96%</b>
	Dec		2,215			Dec		658	
Average Days on Market	Oct	60	62	-3.23%	Average Days on Market	Oct	55	64	-14.06%
	<b>Nov</b>	<b>60</b>	<b>66</b>	<b>-9.09%</b>		<b>Nov</b>	<b>66</b>	<b>79</b>	<b>-16.46%</b>
	Dec		67			Dec		66	

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

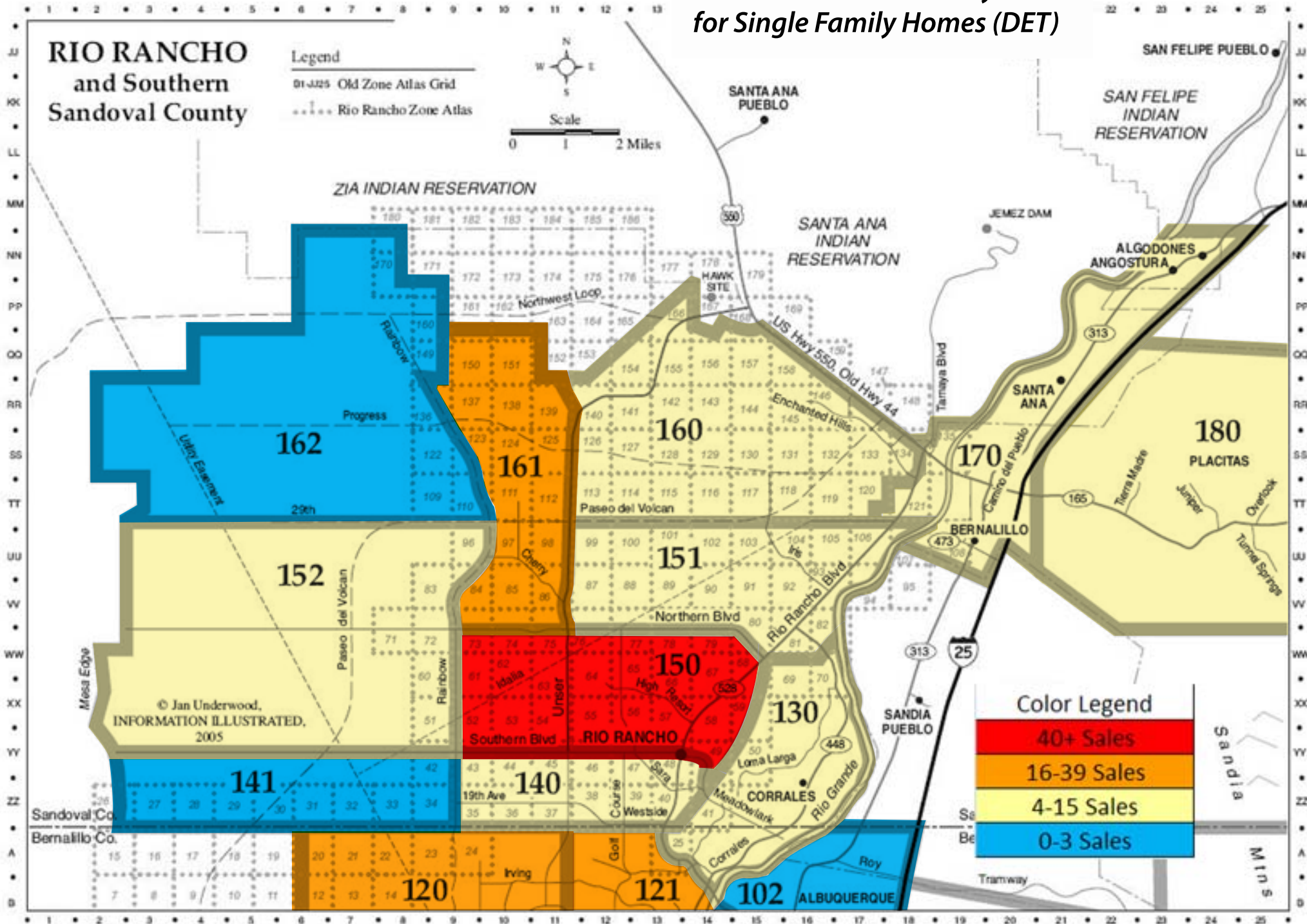
		East Mountains & Estancia Basin			Valencia County				
		(DET) 2014	(DET) 2013	Percent Change	(DET) 2014	(DET) 2013	Percent Change		
New Listings	Oct	77	76	1.32%	New Listings	Oct	107	86	24.42%
	Nov	<b>66</b>	<b>49</b>	<b>34.69%</b>		Nov	<b>60</b>	<b>87</b>	<b>-31.03%</b>
	Dec		48			Dec		73	
Pending Sales	Oct	46	27	70.37%	Pending Sales	Oct	51	53	-3.77%
	Nov	<b>40</b>	<b>39</b>	<b>2.56%</b>		Nov	<b>38</b>	<b>50</b>	<b>-24.00%</b>
	Dec		30			Dec		49	
Closed Sales	Oct	38	34	11.76%	Closed Sales	Oct	45	59	-23.73%
	Nov	<b>31</b>	<b>18</b>	<b>72.22%</b>		Nov	<b>34</b>	<b>47</b>	<b>-27.66%</b>
	Dec		34			Dec		34	
Median Sales Price	Oct	\$168,850	\$235,200	-28.21%	Median Sales Price	Oct	\$110,000	\$110,000	0.00%
	Nov	<b>\$192,500</b>	<b>\$187,500</b>	<b>2.67%</b>		Nov	<b>\$148,000</b>	<b>\$155,000</b>	<b>-4.52%</b>
	Dec		\$199,000			Dec		\$121,250	
Average Sales Price	Oct	\$200,721	\$265,634	-24.44%	Average Sales Price	Oct	\$131,377	\$128,717	2.07%
	Nov	<b>\$209,513</b>	<b>\$198,206</b>	<b>5.70%</b>		Nov	<b>\$150,809</b>	<b>\$166,290</b>	<b>-9.31%</b>
	Dec		\$207,390			Dec		\$136,603	
Total Active	Oct	431	439	-1.82%	Total Active	Oct	451	425	6.12%
	Nov	<b>400</b>	<b>390</b>	<b>2.56%</b>		Nov	<b>425</b>	<b>420</b>	<b>1.19%</b>
	Dec		344			Dec		384	
Average Days on Market	Oct	132	116	13.79%	Average Days on Market	Oct	89	75	18.67%
	Nov	<b>82</b>	<b>104</b>	<b>-21.15%</b>		Nov	<b>111</b>	<b>97</b>	<b>14.43%</b>
	Dec		80			Dec		81	

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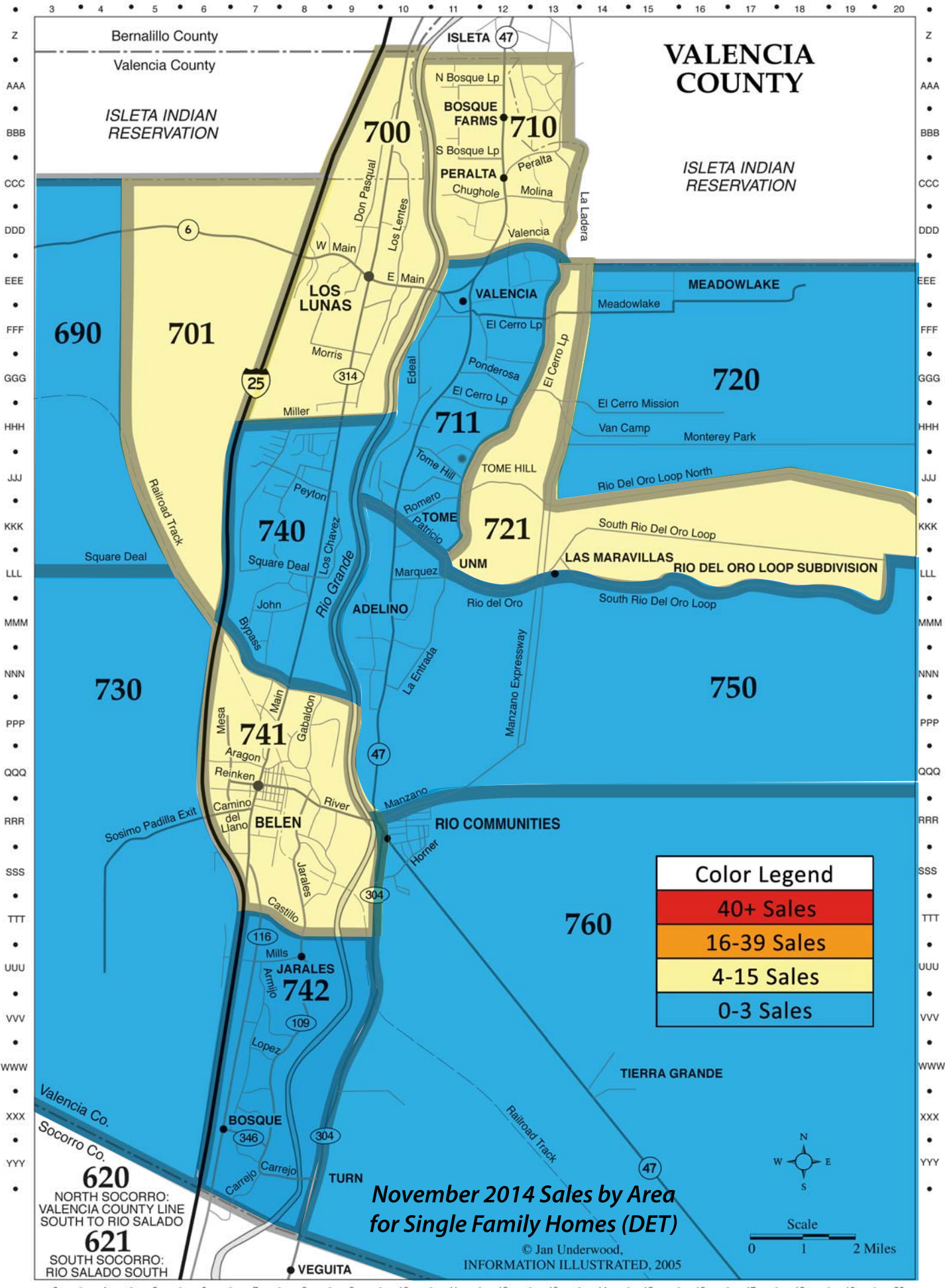


# November 2014 Sales by Area for Single Family Homes (DET)









Bernalillo County  
Valencia County  
**ISLETA INDIAN RESERVATION**

# VALENCIA COUNTY

**ISLETA INDIAN RESERVATION**

**690**

**701**

**700**

**BOSQUE FARMS**

**710**

**PERALTA**

**LOS LUNAS**

**VALENCIA**

**MEADOWLAKE**

**730**

**740**

**711**

**720**

**721**

**UNM**

**730**

**741**

**ADELINO**

**750**

**760**

**620**

NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

**621**

SOUTH SOCORRO:  
RIO SALADO SOUTH

**VEGUITA**

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

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