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Monthly Highlights

- Single-family detached home sales rose 4.8% from October 2013.
- Pending sales for single-family detached home saw an 9.06% increase from October 2013.

Table of Contents

Market Inventory.....	2
Market Activity.....	3
Home Sales by Area.....	4
Closed Sales by Price.....	5-6
Supply-Demand/Absorption Rate.....	7
Home Sales Prices.....	8-9
Market Activity by Zip Code.....	10
Market Overview.....	11
Market Comparisons.....	12-13
Area Sales Color Maps.....	14-16

Monthly
Market
REPORT **Oct 2014**

Contact

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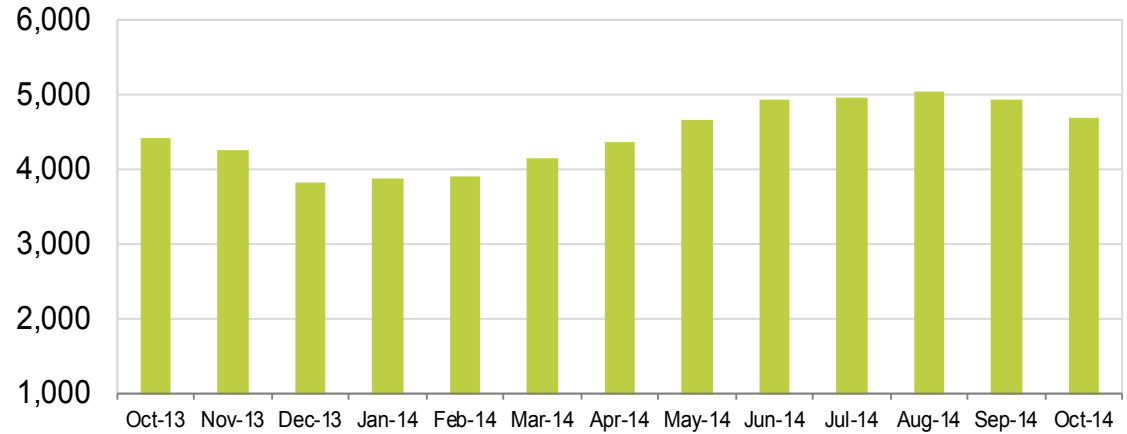
Email president@gaar.com

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	5,043
September	4,081	4,608	4,945
October	4,083	4,439	4,705
November	3,902	4,255	
December	3,587	3,836	

Detached homes on market

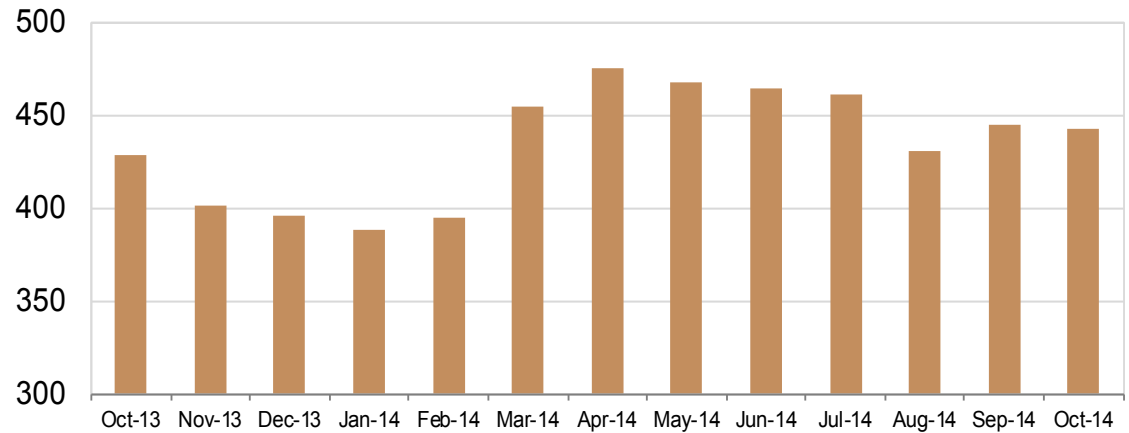


Detached represents existing single-family detached homes

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	445
October	437	429	443
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

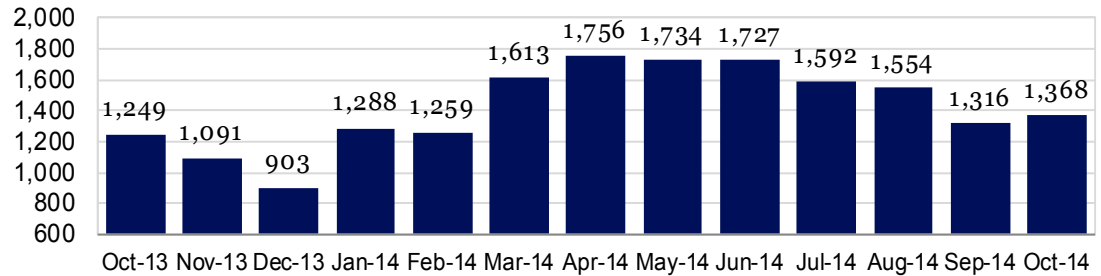
Month	New	Pending	Closed
Oct-13	1,249	762	723
Nov-13	1,091	729	566
Dec-13	903	632	655
Jan-14	1,288	769	539
Feb-14	1,259	793	550
Mar-14	1,613	950	695
Apr-14	1,756	976	721
May-14	1,734	996	797
Jun-14	1,727	939	800
Jul-14	1,592	986	823
Aug-14	1,554	857	822
Sep-14	1,316	854	703
Oct-14	1,368	831	758

Change from last month/year

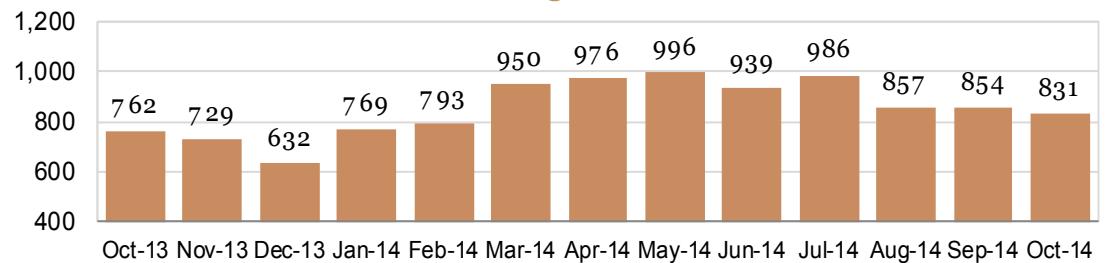
	Oct-14	Sep-14	Oct-13
New	1,368	1,316	1,249
% Change	-	3.95%	9.53%
Pending	831	854	762
% Change	-	-2.69%	9.06%
Closed	758	703	723
% Change	-	7.82%	4.84%

Data is for single-family detached homes

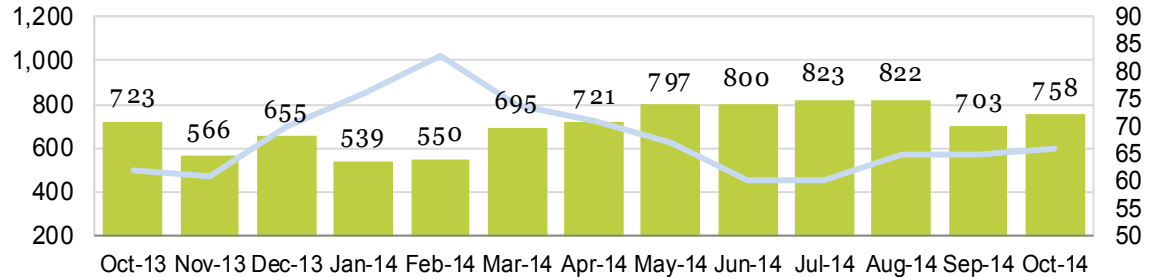
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for October 2014 detached sales was 66.

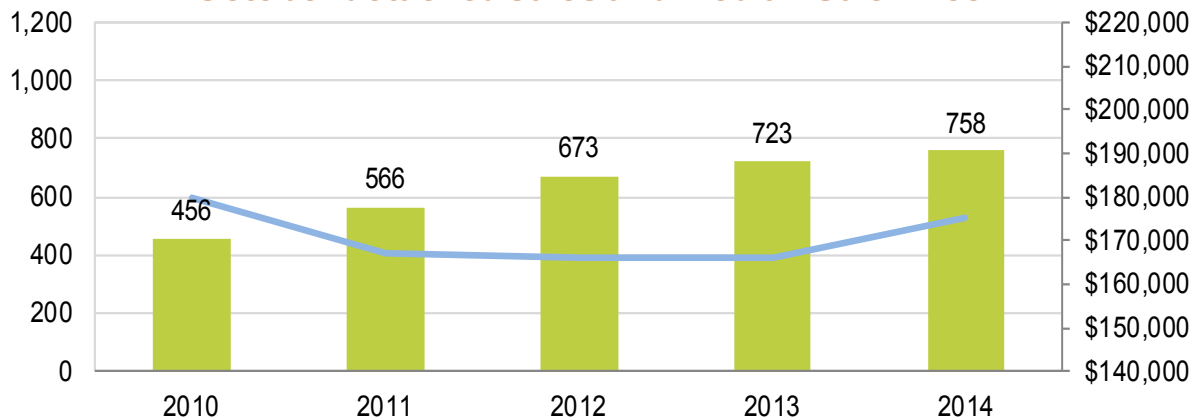
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Oct-13	Oct-14
10-121	Albuquerque	468	523
130	Corrales	14	14
140-162	Rio Rancho	136	119
180	Bernalillo	6	8
190	Placitas	6	11
210-293	E. Mountains	34	38
690-760	Valencia Co.	59	45
Total	All	723	758

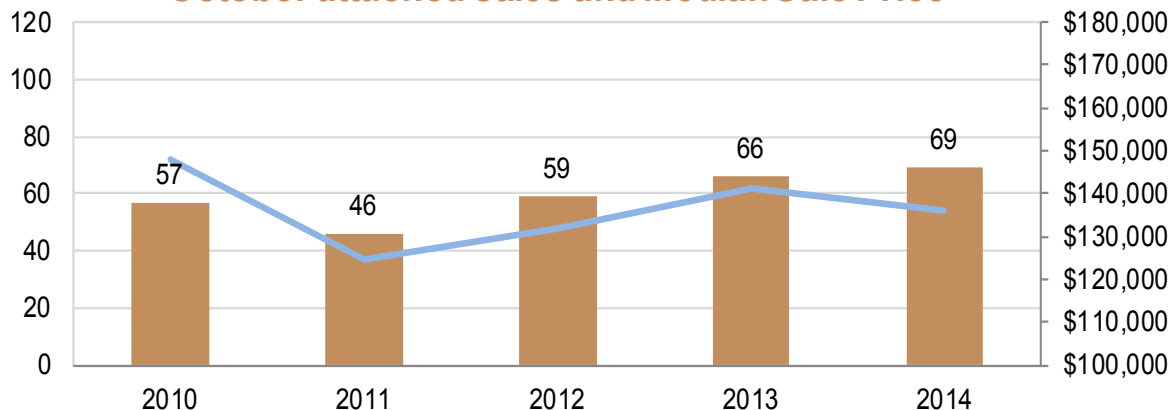
October detached sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Oct-13	Oct-14
10-121	Albuquerque	60	65
130	Corrales	1	0
140-162	Rio Rancho	5	4
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	0	0
Total	All	66	69

October attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

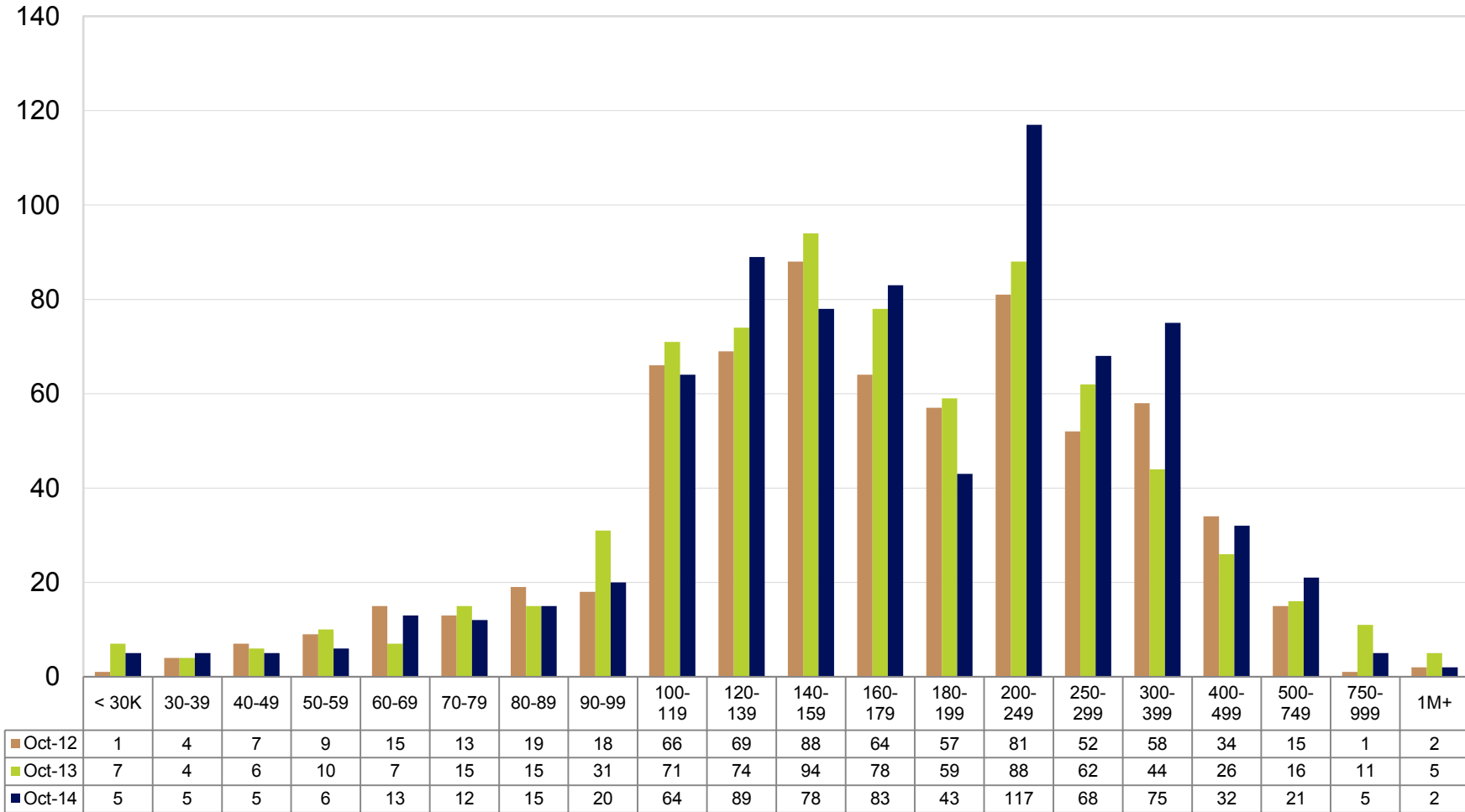
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
October historical (in thousands)



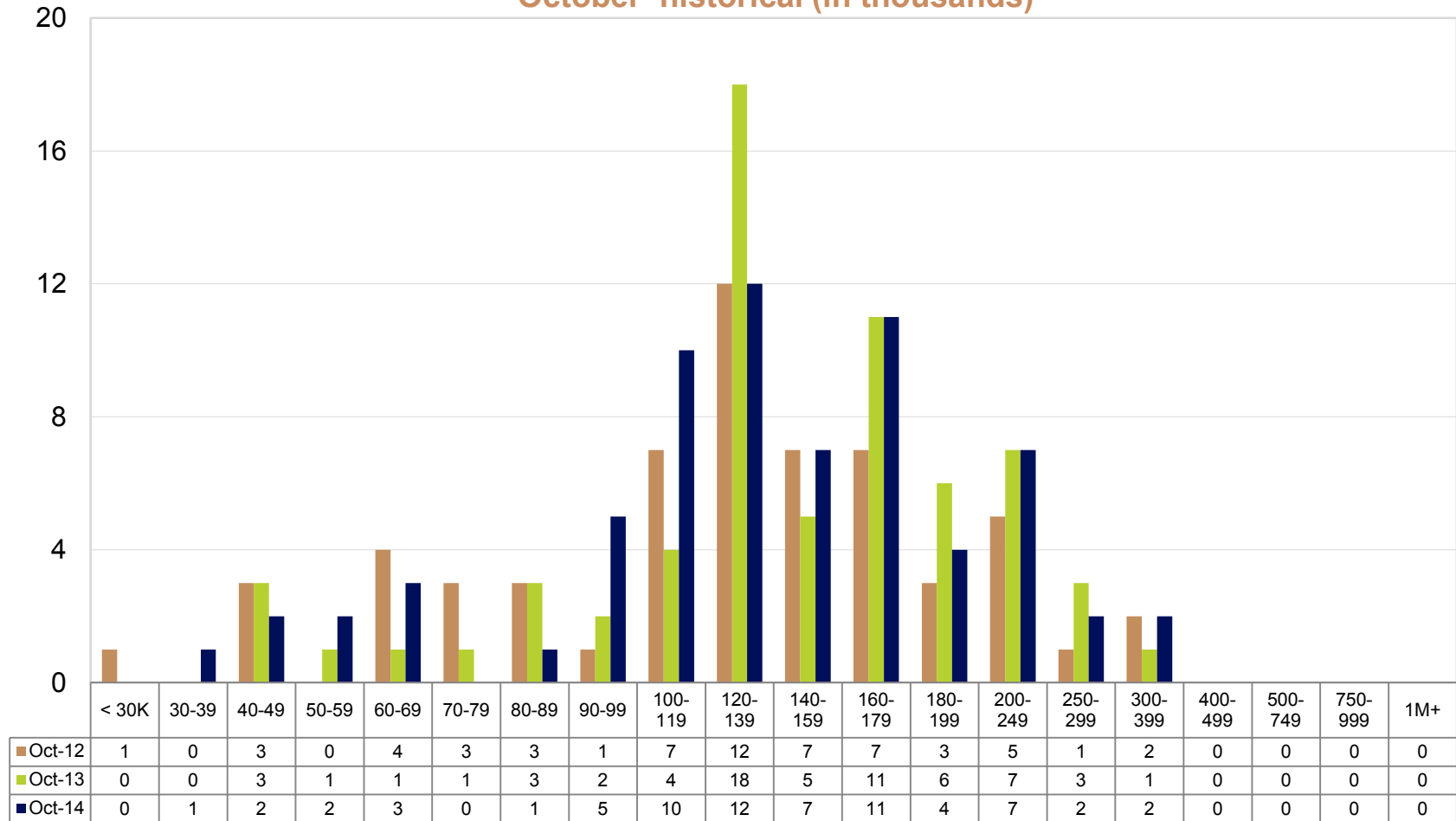
Top Selling Price Range for Detached Homes

\$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
October historical (in thousands)



Top Selling Price Ranges for Attached Homes

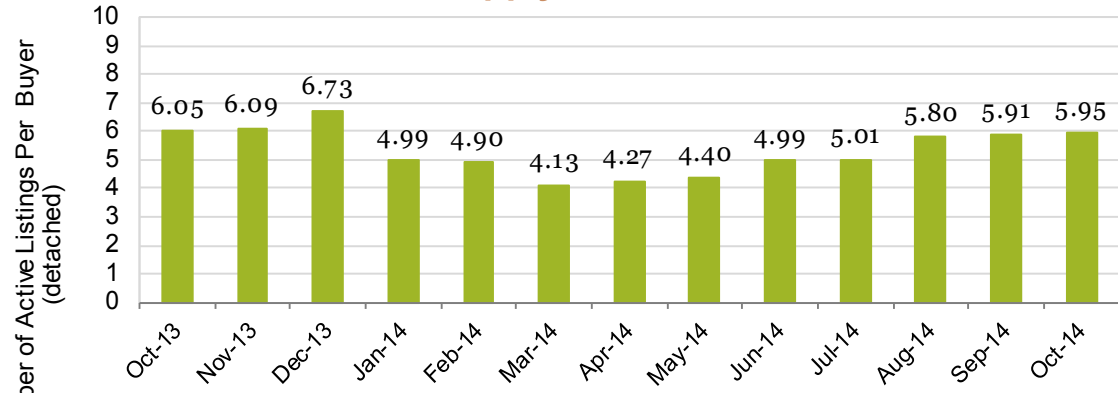
\$120,000 - \$139,999

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

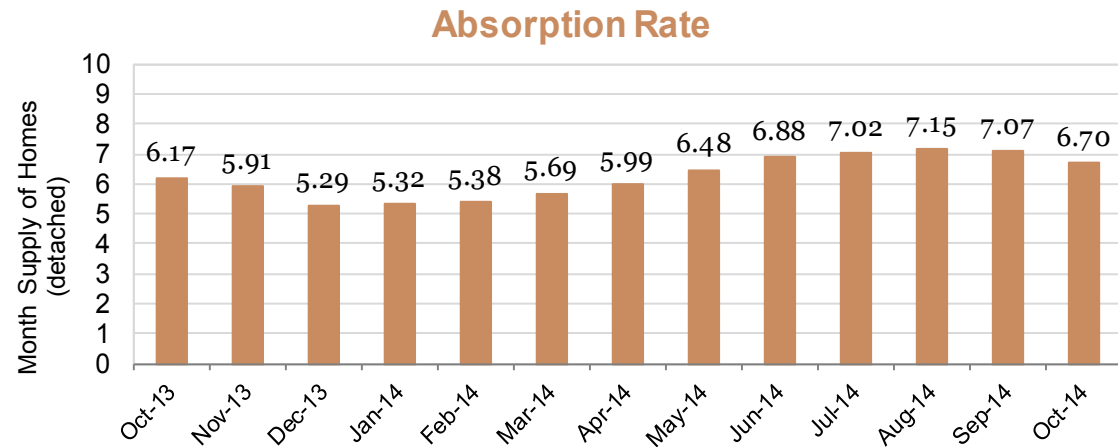
Year	2012	2013	2014
January	4.52	3.70	4.99
February	4.04	3.96	4.90
March	3.59	3.32	4.13
April	3.58	2.98	4.27
May	3.82	3.16	4.40
June	3.81	4.45	4.99
July	3.88	4.40	5.01
August	4.04	5.08	5.80
September	4.64	5.95	5.91
October	4.53	6.05	5.95
November	5.24	6.09	
December	5.42	6.73	



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	
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

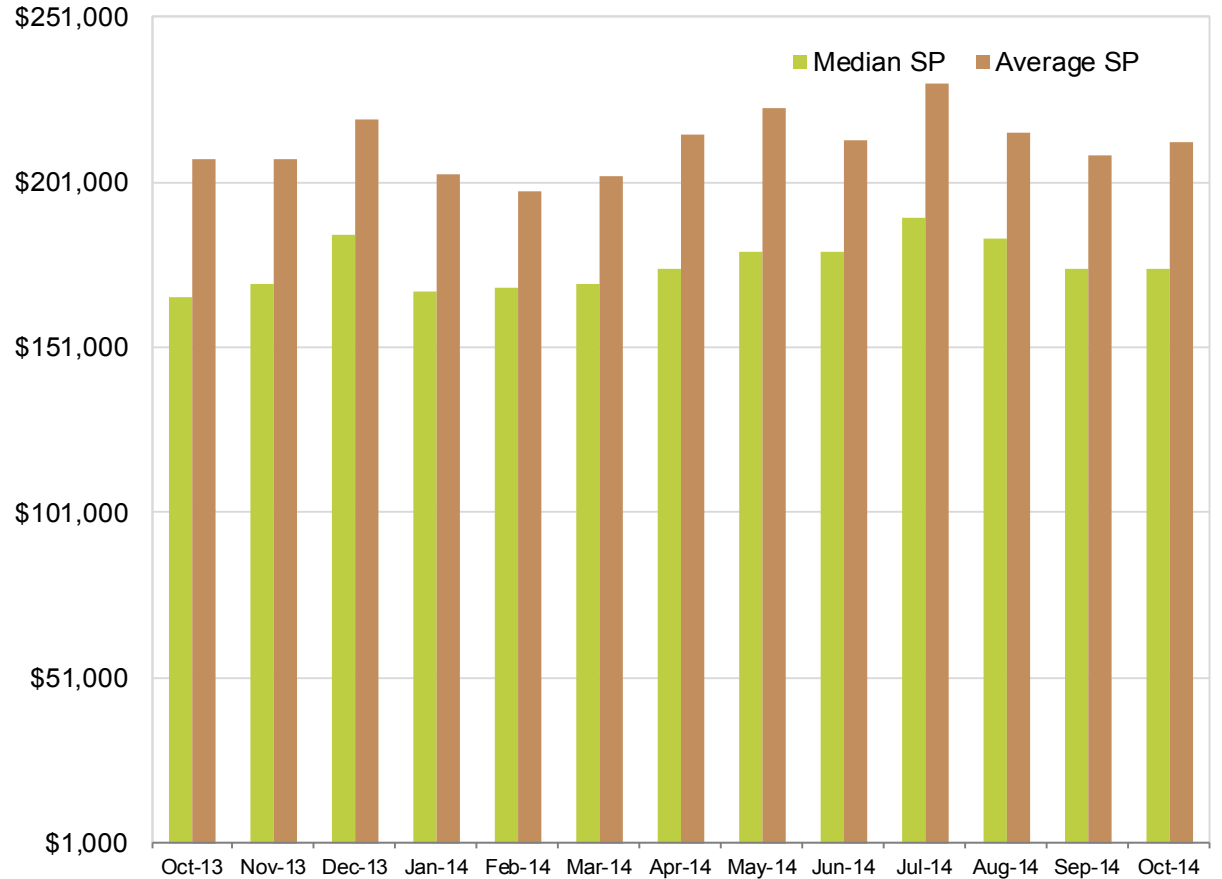
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

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	\$175,000
October	\$166,300	\$166,000	\$175,000
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	\$208,936
October	\$202,827	\$208,152	\$212,905
November	\$204,653	\$207,986	
December	\$211,191	\$219,909	

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.

Historical Home Prices

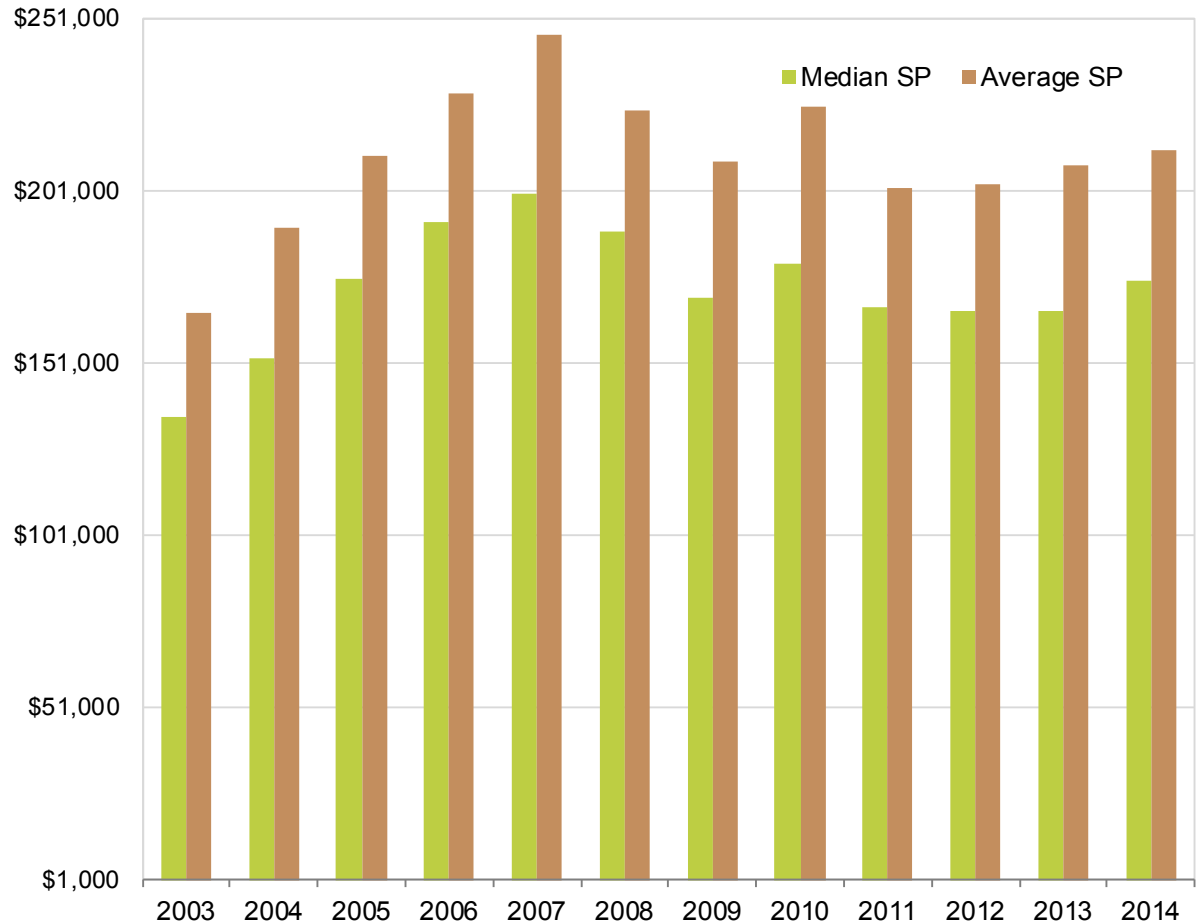
Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$135,300	-0.70%
2004	\$152,500	12.71%
2005	\$175,200	14.89%
2006	\$192,000	9.59%
2007	\$200,000	4.17%
2008	\$189,417	-5.29%
2009	\$170,000	-10.25%
2010	\$180,000	5.88%
2011	\$167,000	-7.22%
2012	\$166,300	-0.42%
2013	\$166,000	-0.18%
2014	\$175,000	5.42%

Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$165,743	1.55%
2004	\$190,242	14.78%
2005	\$211,330	11.08%
2006	\$229,163	8.44%
2007	\$246,522	7.57%
2008	\$224,270	-9.03%
2009	\$209,614	-6.53%
2010	\$225,666	7.66%
2011	\$201,874	-10.54%
2012	\$202,827	0.47%
2013	\$208,152	2.63%
2014	\$212,905	2.28%

Historical Sale Prices (Oct 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.

October 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	7	1	0.13%	87059	98	12	1.58%	87122	145	17	2.24%
87002	155	15	1.98%	87062	2	0	0.00%	87123	188	30	3.96%
87004	75	7	0.92%	87063	1	0	0.00%	87124	428	67	8.84%
87008	29	0	0.00%	87068	25	1	0.13%	87144	356	52	6.86%
87010	1	0	0.00%	87102	38	8	1.06%	87532	1	0	0.00%
87015	137	16	2.11%	87104	70	7	0.92%	87801	1	0	0.00%
87016	32	0	0.00%	87105	127	27	3.56%				
87023	2	0	0.00%	87106	78	21	2.77%				
87026	3	0	0.00%	87107	145	25	3.30%				
87031	240	28	3.69%	87108	101	18	2.37%				
87032	1	0	0.00%	87109	112	17	2.24%				
87035	19	1	0.13%	87110	142	35	4.62%				
87036	17	1	0.13%	87111	295	74	9.76%				
87042	23	1	0.13%	87112	166	46	6.07%				
87043	97	11	1.45%	87113	80	21	2.77%				
87047	81	8	1.06%	87114	438	73	9.63%				
87048	119	14	1.85%	87120	356	52	6.86%				
87056	10	0	0.00%	87121	264	52	6.86%				

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

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	Oct	1,368	1,249	9.53%	149	136	9.56%	16,686	15,089	10.58%
	Nov		1,091			96			16,276	
	Dec		903			104			17,283	
Pending Sales	Oct	831	762	9.06%	75	82	-8.54%	9,783	11,470	-14.71%
	Nov		729			53			12,252	
	Dec		632			64			12,948	
Closed Sales	Oct	758	723	4.84%	69	66	4.55%	7,869	8,217	-4.24%
	Nov		566			51			8,834	
	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		\$117.7			\$7.6			\$1,798.4	
	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		\$170,000			\$150,000			--	
	Dec		\$185,000			\$136,500			--	
Average Sales Price	Oct	\$212,905	\$208,152	2.28%	\$145,206	\$150,922	-3.79%	--	--	--
	Nov		\$207,986			\$149,266			--	
	Dec		\$219,909			\$145,313			--	
Total Active Listings Available	Oct	4,705	4,439	5.99%	443	429	3.26%	--	--	--
	Nov		4,255			402			--	
	Dec		3,836			396			--	
Average Days on Market	Oct	66	62	6.45%	60	60	0.00%	--	--	--
	Nov		61			62			--	
	Dec		70			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

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%
	Nov		686			Nov		216	
	Dec		572			Dec		167	
Pending Sales	Oct	549	521	5.37%	Pending Sales	Oct	155	125	24.00%
	Nov		488			Nov		125	
	Dec		396			Dec		133	
Closed Sales	Oct	523	468	11.75%	Closed Sales	Oct	119	136	-12.50%
	Nov		386			Nov		99	
	Dec		421			Dec		132	
Median Sales Price	Oct	\$181,000	\$170,000	6.47%	Median Sales Price	Oct	\$165,000	\$145,000	13.79%
	Nov		\$171,000			Nov		\$161,000	
	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%
	Nov		\$211,527			Nov		\$192,817	
	Dec		\$221,213			Dec		\$199,767	
Total Active	Oct	2,740	2,547	7.58%	Total Active	Oct	785	733	7.09%
	Nov		2,446			Nov		727	
	Dec		2,215			Dec		658	
Average Days on Market	Oct	60	62	-3.23%	Average Days on Market	Oct	55	64	-14.06%
	Nov		66			Nov		79	
	Dec		67			Dec		66	

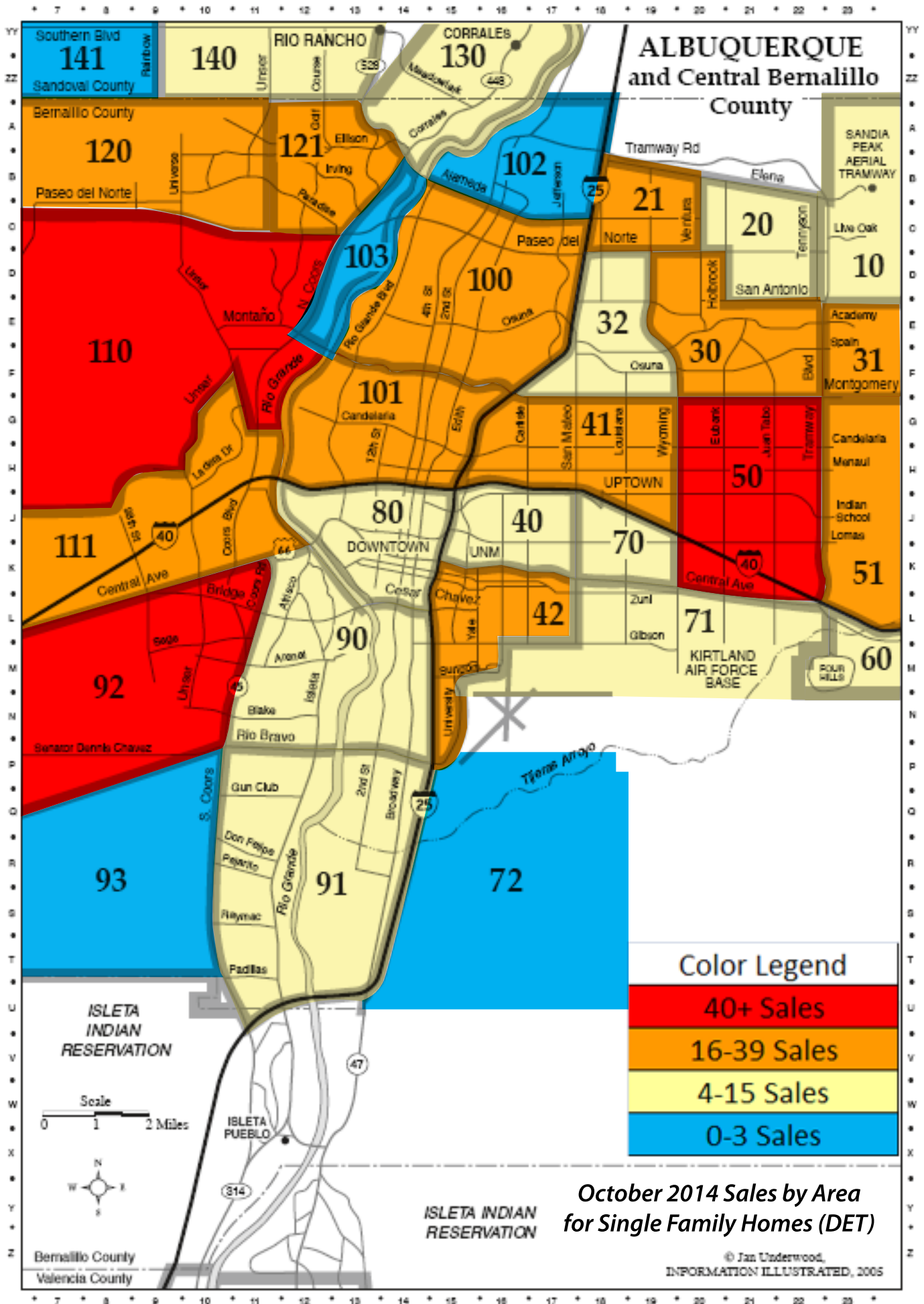
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Market Comparison

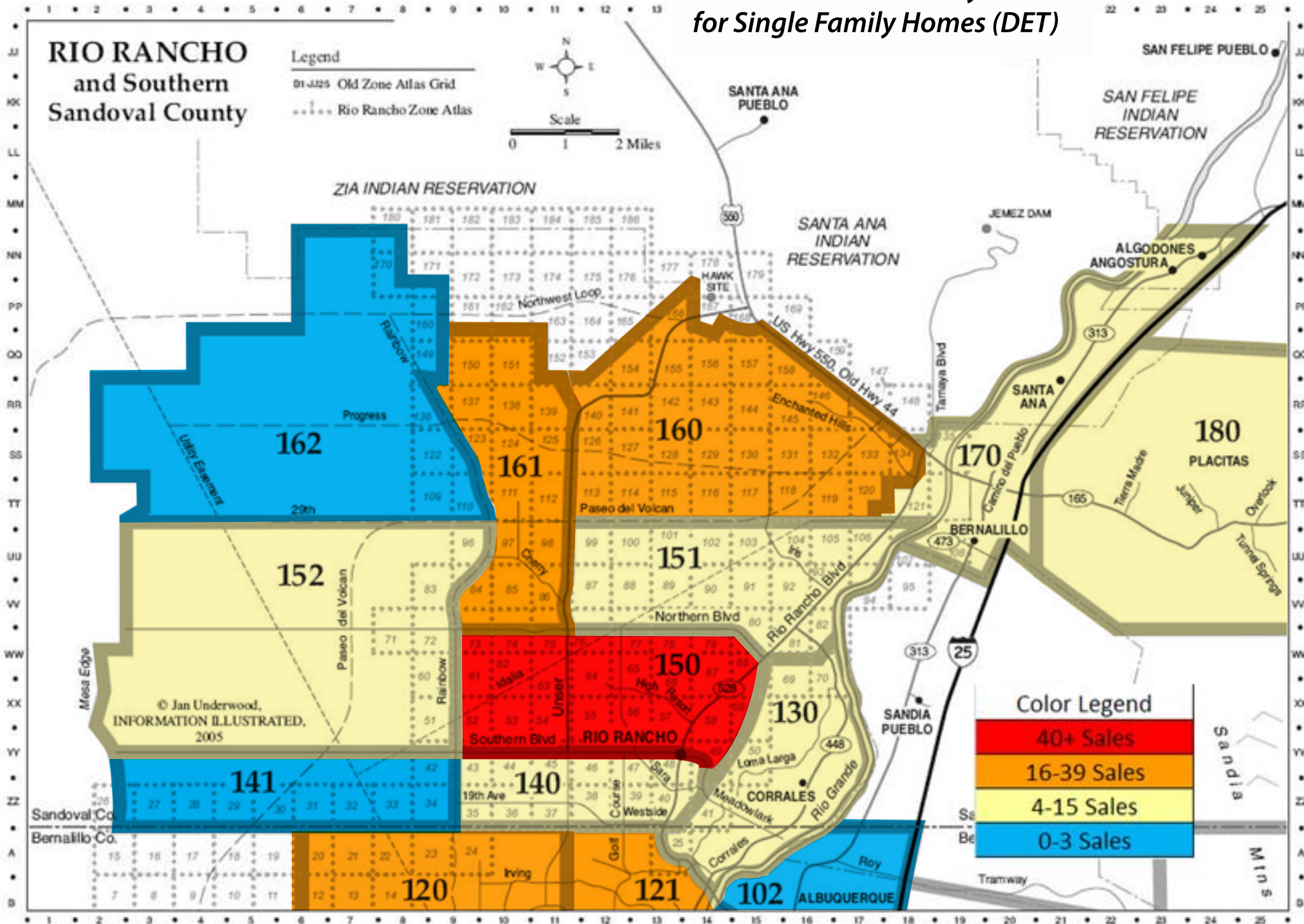
East Mountains/Estancia Basin & Valencia County

		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		49			Nov		87	
	Dec		48			Dec		73	
Pending Sales	Oct	46	27	70.37%	Pending Sales	Oct	51	53	-3.77%
	Nov		39			Nov		50	
	Dec		30			Dec		49	
Closed Sales	Oct	38	34	11.76%	Closed Sales	Oct	45	59	-23.73%
	Nov		18			Nov		47	
	Dec		34			Dec		34	
Median Sales Price	Oct	\$200,721	\$235,200	-14.66%	Median Sales Price	Oct	\$110,000	\$110,000	0.00%
	Nov		\$187,500			Nov		\$155,000	
	Dec		\$199,000			Dec		\$121,250	
Average Sales Price	Oct	\$168,850	\$265,634	-36.44%	Average Sales Price	Oct	\$131,377	\$128,717	2.07%
	Nov		\$198,206			Nov		\$166,290	
	Dec		\$207,390			Dec		\$136,603	
Total Active	Oct	431	439	-1.82%	Total Active	Oct	451	425	6.12%
	Nov		390			Nov		420	
	Dec		344			Dec		384	
Average Days on Market	Oct	132	116	13.79%	Average Days on Market	Oct	89	75	18.67%
	Nov		104			Nov		97	
	Dec		80			Dec		81	

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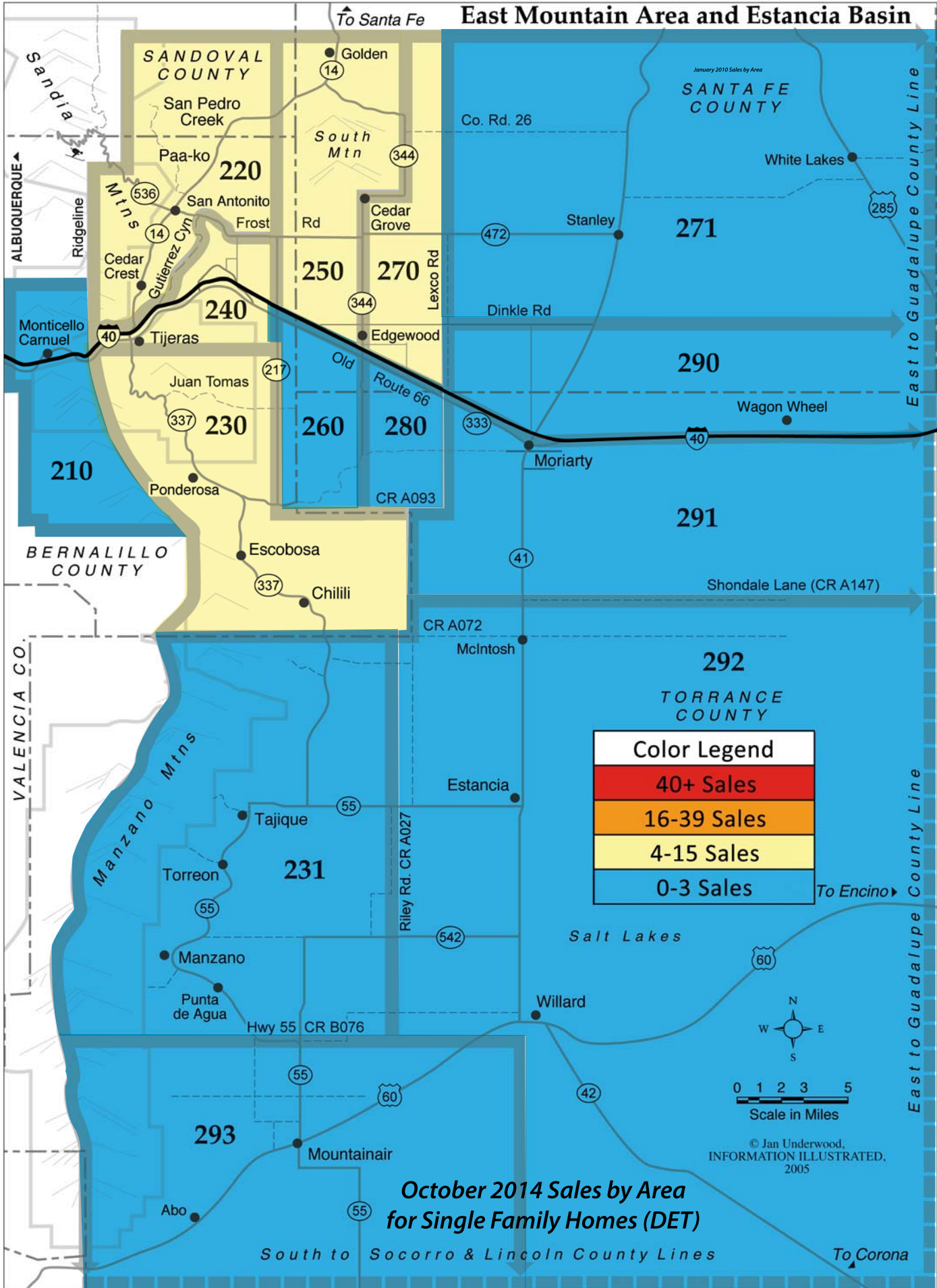


October 2014 Sales by Area for Single Family Homes (DET)

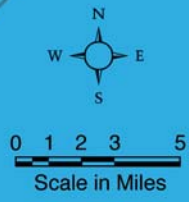


East Mountain Area and Estancia Basin

January 2010 Sales by Area



Color Legend	
40+ Sales	Red
16-39 Sales	Orange
4-15 Sales	Yellow
0-3 Sales	Blue

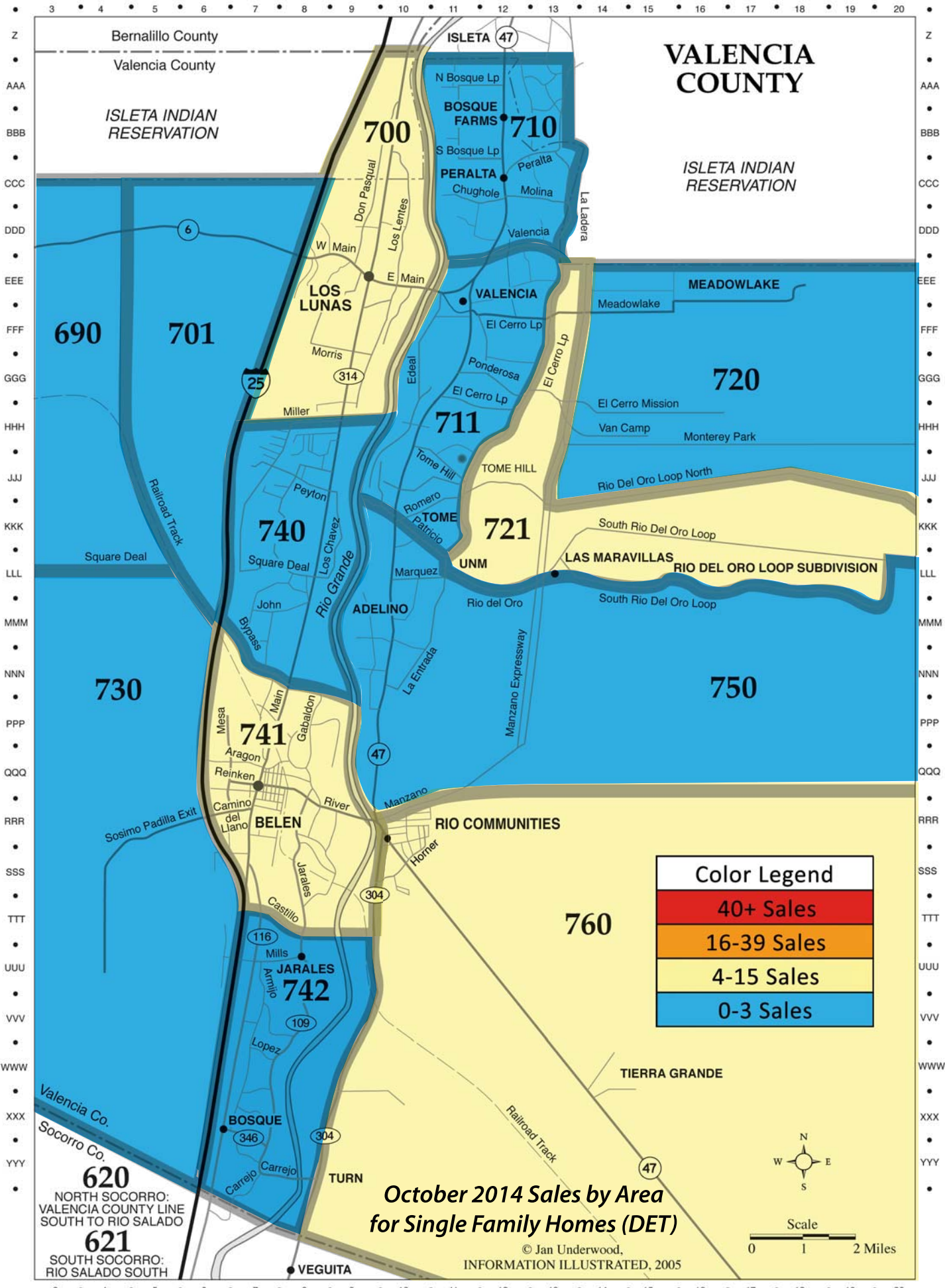


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October 2014 Sales by Area for Single Family Homes (DET)

South to Socorro & Lincoln County Lines

To Corona



Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

ISLETA 47

BOSQUE FARMS 710

PERALTA

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

721

740

730

741

750

760

742

620

NORTH SOCORRO: VALENCIA COUNTY LINE SOUTH TO RIO SALADO

621

SOUTH SOCORRO: RIO SALADO SOUTH

VEGUITA

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

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