

# Monthly Market Report

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Sept 2014



## Green Sheet

Please recycle after using!

<p><b>Active Listings</b></p> <p>Detached: 4,945 Attached: 445</p> <p>One year ago Detached: 4,608 Attached: 427</p> <p>% Change (Detached) <b>+7.31%</b></p>	<p><b>Pending Sales</b></p> <p>Detached: 854 Attached: 82</p> <p>One year ago Detached: 770* Attached: 52*</p> <p>% Change (Detached) <b>+10.91%*</b></p>	<p><b>Closed Sales</b></p> <p>Detached: 703 Attached: 73</p> <p>One year ago Detached: 769 Attached: 73</p> <p>% Change (Detached) <b>-8.58%</b></p>	<p><b>Average Sale \$</b></p> <p>Detached: \$208,936 Attached: \$143,437</p> <p>One year ago Detached: \$212,307 Attached: \$139,424</p> <p>% Change (Detached) <b>-1.59%</b></p>
<p><b>New Listings</b></p> <p>Detached: 1,316 Attached: 144</p> <p>One year ago Detached: 1,213 Attached: 108</p> <p>% Change (Detached) <b>+8.49%</b></p>	<p><b>Days on Market (average)</b></p> <p>Detached: 65 Attached: 61</p> <p>One year ago Detached: 63 Attached: 77</p> <p>% Change (Detached) <b>+3.17%</b></p>	<p><b>Sales Volume (in millions)</b></p> <p>Detached: \$146.9 Attached: \$10.5</p> <p>One year ago Detached: \$163.3 Attached: \$10.2</p> <p>% Change (Detached) <b>-10.04%</b></p>	<p><b>Median Sale \$</b></p> <p>Detached: \$175,000 Attached: \$140,000</p> <p>One year ago Detached: \$177,500 Attached: \$128,000</p> <p>% Change (Detached) <b>-1.41%</b></p>

### Closed Sales By Market Area for September only

MLS Area	City/County	2012	2013	2014	% Change (from 2013)
Areas 10-121	Albuquerque	454	517	475	-8.12%
Area 130	Corrales	8	7	12	+71.43%
Areas 140-162	Rio Rancho	113	142	123	-13.38%
Area 170	Bernalillo	10	11	8	-27.27%
Area 180	Placitas	4	8	6	-25.00%
Areas 210-293	East Mtns./Estancia	32	30	37	+23.33%
Areas 690-760	Valencia County	32	54	42	-22.22%

\*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.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed. The SWMLS market areas include: City of Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County. The green sheet contains the same information reported on the full monthly report.