



Greater Albuquerque Association of
REALTORS®

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Monthly Highlights

- New listing inventory rose 8.5% from September 2013.
- Pending sales for single-family detached home saw an 10.91% increase from September 2013.

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Monthly
Market
REPORT **Sept 2014**

Contact

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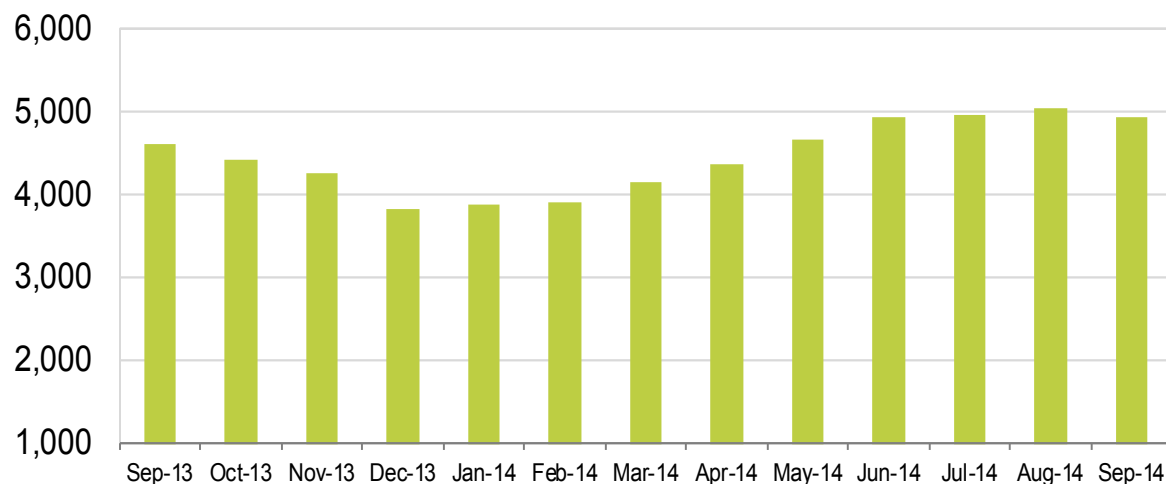
Email president@gaar.com

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	
November	3,902	4,255	
December	3,587	3,836	

Detached homes on market

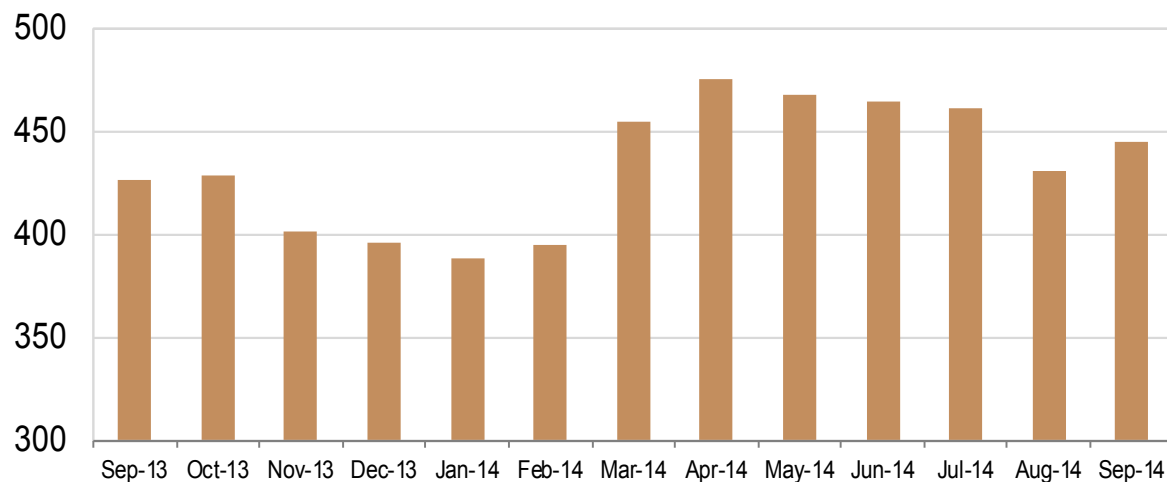


Detached represents existing single-family detached homes

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	
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)

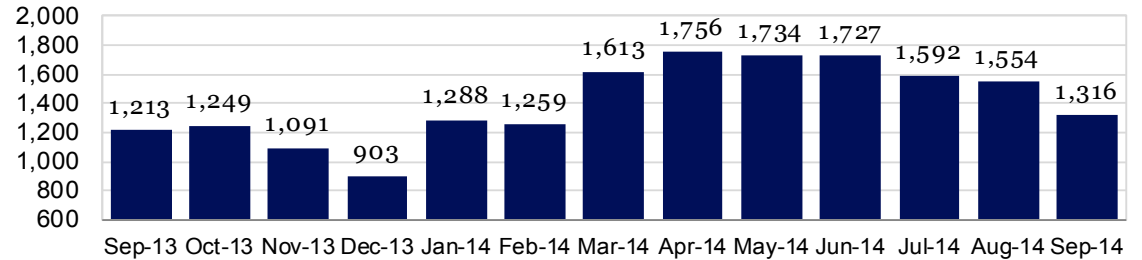
Market Activity

Month	New	Pending	Closed
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
Sep-14	1,316	854	703

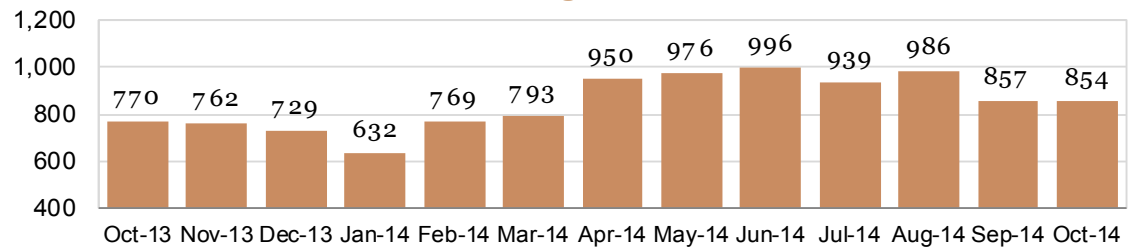
Change from last month/year

	Sep-14	Aug-14	Sep-13
New	1,316	1,554	1,213
% Change	-	-15.32%	8.49%
Pending	854	857	770
% Change	-	-0.35%	10.91%
Closed	703	822	769
% Change	-	-14.48%	-8.58%

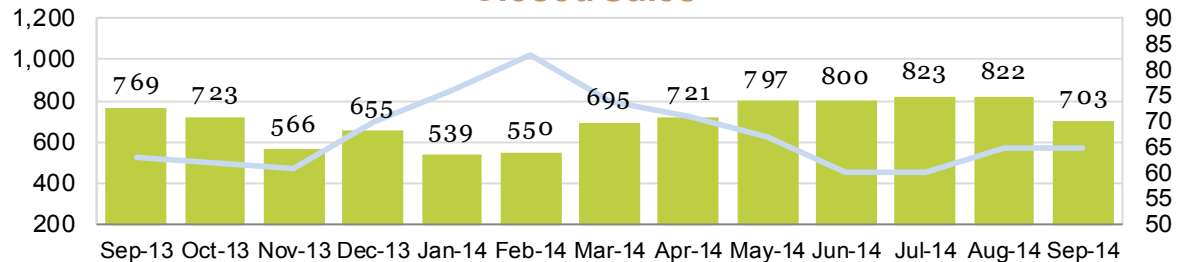
New Listings



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 September 2014 detached sales was 65.

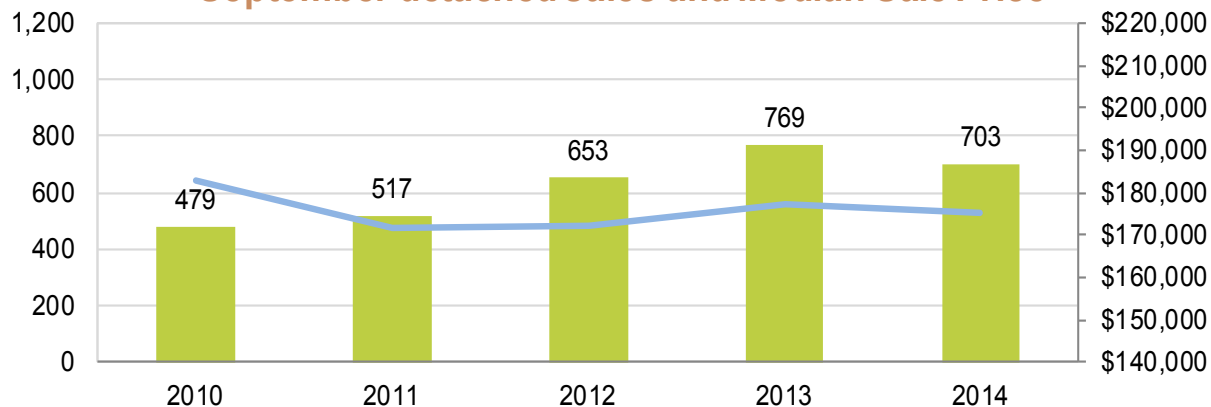
*Due to an MLS system change in October 2013 the data collection methods for pending sales changed. Pending sales are now calculated only once for a particular property, whether or not that property goes under contract multiple times during the month. Pending sales from 2013 have been adjusted in this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

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Sep-13	Sep-14
10-121	Albuquerque	517	475
130	Corrales	7	12
140-162	Rio Rancho	142	123
180	Bernalillo	11	8
190	Placitas	8	6
210-293	E. Mountains	30	37
690-760	Valencia Co.	54	42
Total	All	769	703

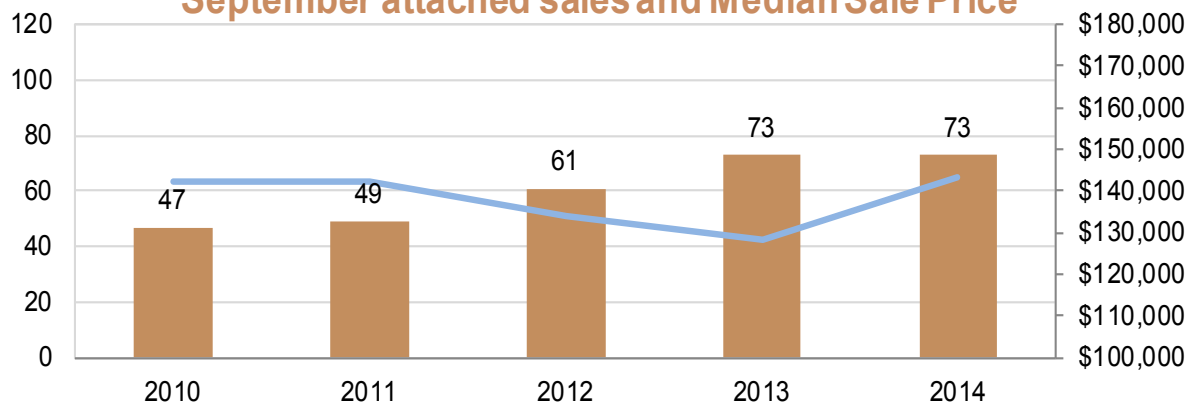
September detached sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Sep-13	Sep-14
10-121	Albuquerque	62	66
130	Corrales	0	0
140-162	Rio Rancho	10	5
180	Bernalillo	0	1
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	1	1
Total	All	73	73

September attached sales and Median Sale Price



MLS Areas 210-293 include East Mountains and Estancia Basin

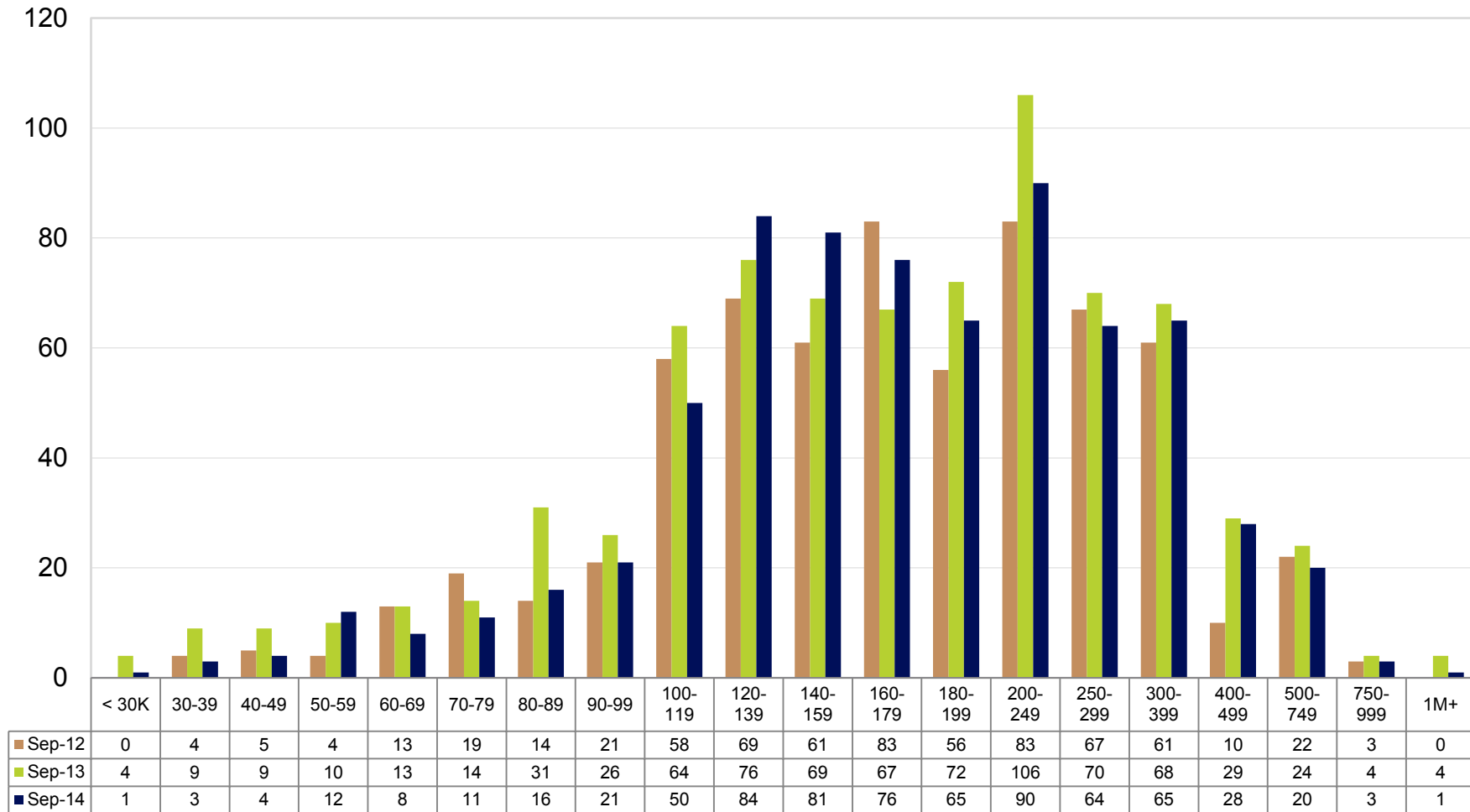
MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
September historical (in thousands)



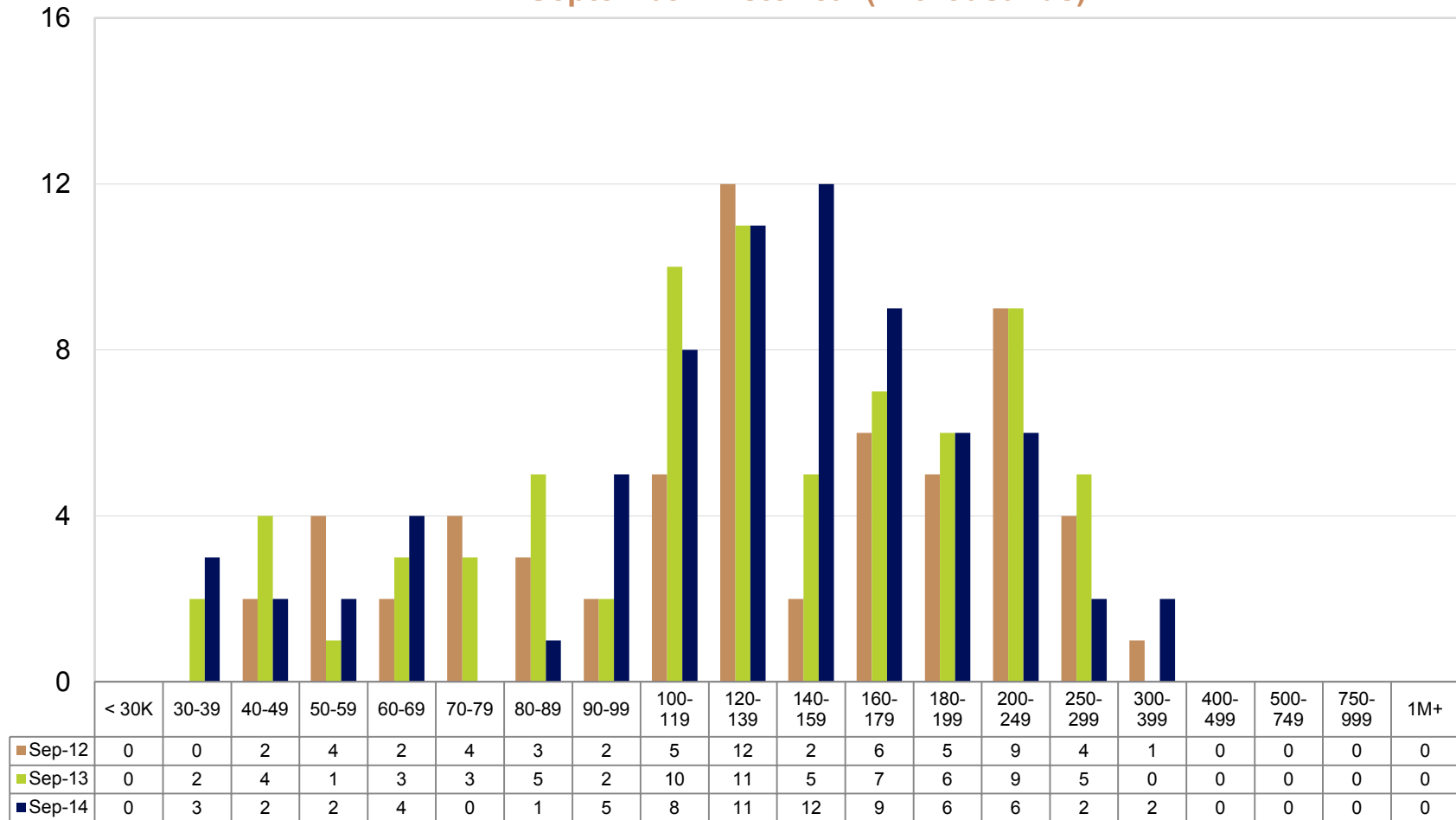
Top Selling Price Range for Detached Homes

\$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
September historical (in thousands)



Top Selling Price Ranges for Attached Homes

\$140,000 - \$159,999

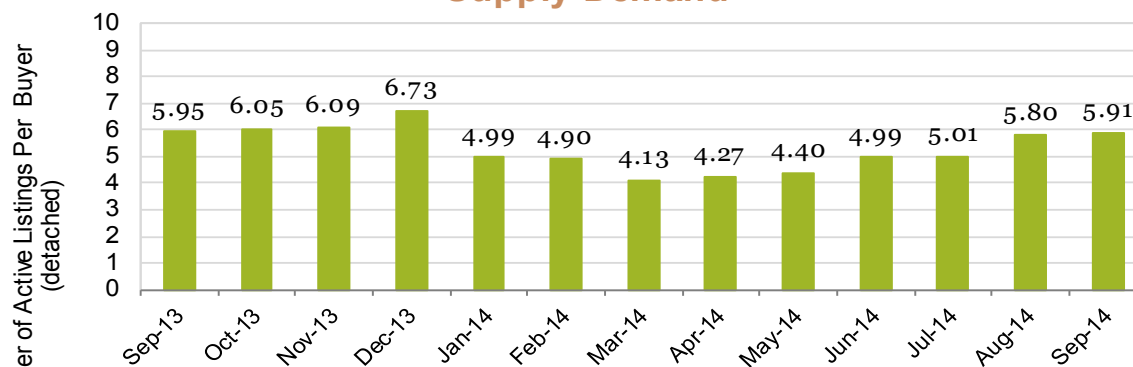
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

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	
November	5.24	6.09	
December	5.42	6.73	

Supply-Demand

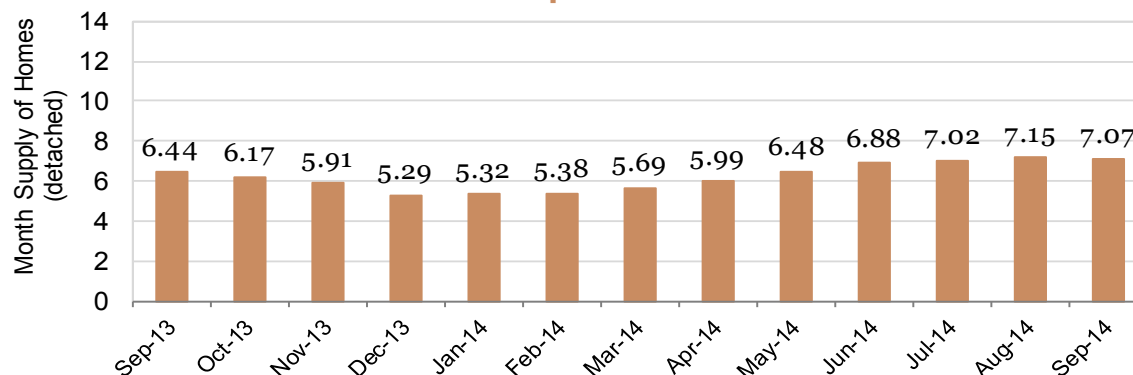


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

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	
November	6.34	5.91	
December	5.76	5.29	

Absorption Rate



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

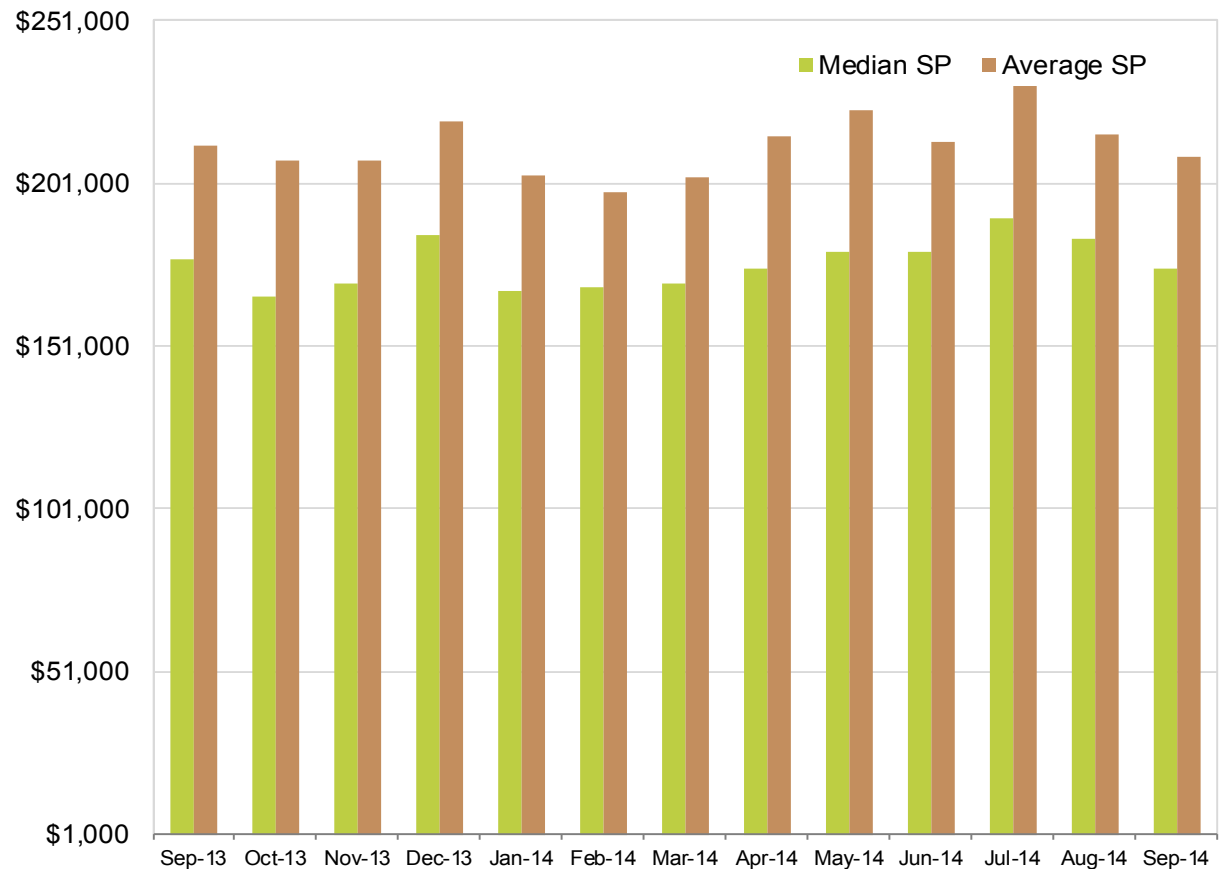
Median Sale Price

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	
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	\$216,148
September	\$203,016	\$212,307	\$208,936
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

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

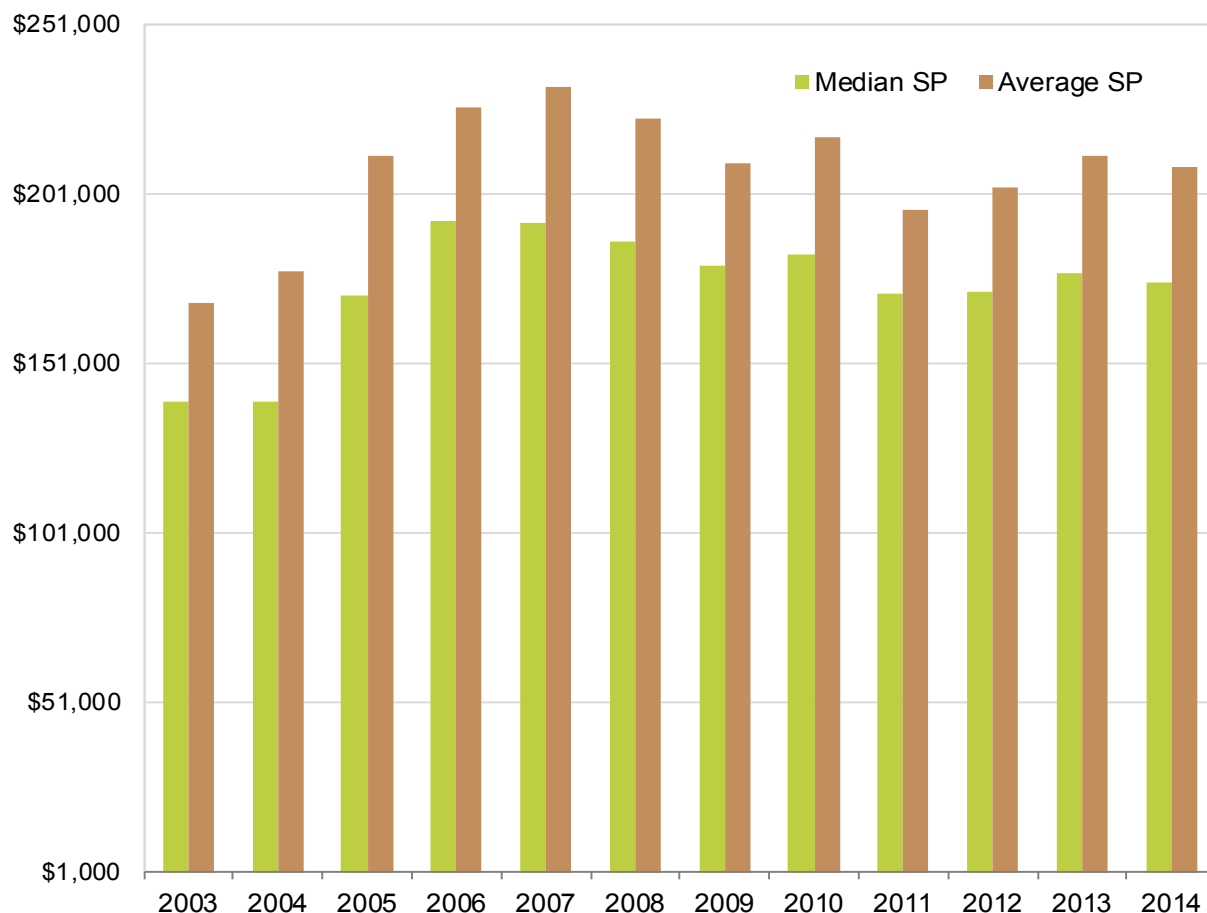
Median Sale Price

Year	Median Sale Price	% Change From Previous Year
2003	\$140,000	2.19%
2004	\$139,900	-0.07%
2005	\$171,000	22.23%
2006	\$193,250	13.01%
2007	\$192,500	-0.39%
2008	\$186,750	-2.99%
2009	\$179,900	-3.67%
2010	\$183,000	1.72%
2011	\$171,500	-6.28%
2012	\$172,000	0.29%
2013	\$177,500	3.20%
2014	\$175,000	-1.41%

Average Sale Price

Year	Average Sale Price	% Change From Previous Year
2003	\$168,848	-0.79%
2004	\$178,152	5.51%
2005	\$211,997	19.00%
2006	\$226,322	6.76%
2007	\$232,735	2.83%
2008	\$222,947	-4.21%
2009	\$209,987	-5.81%
2010	\$217,677	3.66%
2011	\$196,402	-9.77%
2012	\$203,016	3.37%
2013	\$212,307	4.58%
2014	\$208,936	-1.59%

Historical Sale Prices (Sept 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.

September 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	6	0	0.00%	87059	107	4	0.57%	87122	146	21	2.99%
87002	150	11	1.56%	87062	2	0	0.00%	87123	208	38	5.41%
87004	76	8	1.14%	87063	1	0	0.00%	87124	445	65	9.25%
87008	34	3	0.43%	87068	26	2	0.28%	87144	398	58	8.25%
87010	1	0	0.00%	87102	42	2	0.28%	87505	1	0	0.00%
87015	137	18	2.56%	87104	74	9	1.28%				
87016	30	2	0.28%	87105	130	21	2.99%				
87023	2	0	0.00%	87106	77	13	1.85%				
87026	3	0	0.00%	87107	159	27	3.84%				
87031	238	29	4.13%	87108	114	18	2.56%				
87032	1	0	0.00%	87109	123	28	3.98%				
87035	21	1	0.14%	87110	150	35	4.98%				
87036	17	1	0.14%	87111	302	48	6.83%				
87042	20	0	0.00%	87112	186	32	4.55%				
87043	102	6	0.85%	87113	78	12	1.71%				
87047	91	8	1.14%	87114	485	61	8.68%				
87048	132	12	1.71%	87120	362	48	6.83%				
87056	10	0	0.00%	87121	258	62	8.82%				

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)	(DET)	Percent	(ATT)	(ATT)	Percent	(DET+ATT)	(DET+ATT)	Percent
		2014	2013	Change	2014	2013	Change	2014 Year-to-Date	2013 Year-to-Date	Change
New Listings	Jul	1,592	1,578	0.89%	131	156	-16.03%	12,013	10,802	11.21%
	Aug	1,554	1,429	8.75%	142	152	-6.58%	13,709	12,383	10.71%
	Sep	1,316	1,213	8.49%	144	108	33.33%	15,169	13,704	10.69%
Pending Sales	Jul	986	997*	-1.10%	85	106*	-19.81%	6,990	7,179*	-2.63%
	Aug	857	886*	-3.27%	94	104*	-9.62%	7,941	8,169*	-2.79%
	Sep	854	770*	10.91%	82	52*	57.69%	8,877	8,991*	1.27%
Closed Sales	Jul	823	939	-12.35%	75	107	-29.91%	5,371	5,645	-4.85%
	Aug	822	857	-4.08%	73	84	-13.10%	6,266	6,586	-4.86%
	Sep	703	769	-8.58%	73	73	0.00%	7,042	7,428	-5.20%
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	\$177.7	\$191.6	-7.25%	\$10.6	\$10.9	-2.75%	\$1,315.6	\$1,339.1	-1.75%
	Sep	\$146.9	\$163.3	-10.04%	\$10.5	\$10.2	2.94%	\$1,473.0	\$1,512.6	-2.62%
Median Sales Price	Jul	\$190,000	\$182,000	4.40%	\$136,000	\$129,900	4.70%			
	Aug	\$184,100	\$182,500	0.88%	\$136,542	\$126,500	7.94%	--	--	--
	Sep	\$175,000	\$177,500	-1.41%	\$140,000	\$128,000	9.38%			
Average Sales Price	Jul	\$230,750	\$222,505	3.71%	\$142,363	\$139,787	1.84%			
	Aug	\$216,148	\$223,533	-3.30%	\$145,409	\$129,882	11.95%	--	--	--
	Sep	\$208,936	\$212,307	-1.59%	\$143,437	\$139,424	2.88%			
Total Active Listings Available	Jul	4,967	4,497	10.45%	461	413	11.62%			
	Aug	5,043	4,578	10.16%	431	429	0.47%	--	--	--
	Sep	4,945	4,608	7.31%	445	427	4.22%			
Average Days on Market	Jul	60	60	0.00%	73	60	21.67%			
	Aug	65	60	8.33%	64	59	8.47%	--	--	--
	Sep	65	63	3.17%	61	77	-20.78%			

*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%
	Aug	998	893	11.76%		Aug	285	250	14.00%
	Sep	874	790	10.63%		Sep	217	211	2.84%
Pending Sales	Jul	661	674*	-1.93%	Pending Sales	Jul	179	190*	-5.79%
	Aug	569	603*	-5.64%		Aug	141	154*	-8.44%
	Sep	585	501*	16.76%		Sep	146	139*	5.04%
Closed Sales	Jul	565	642	-11.99%	Closed Sales	Jul	143	178	-19.66%
	Aug	549	579	-5.18%		Aug	147	178	-17.42%
	Sep	475	517	-8.12%		Sep	123	142	-13.38%
Median Sales Price	Jul	\$190,000	\$190,000	0.00%	Median Sales Price	Jul	\$175,000	\$150,108	16.58%
	Aug	\$189,900	\$185,000	2.65%		Aug	\$154,000	\$175,115	-12.06%
	Sep	\$175,000	\$177,000	-1.13%		Sep	\$157,000	\$175,000	-10.29%
Average Sales Price	Jul	\$233,648	\$229,957	1.61%	Average Sales Price	Jul	\$191,803	\$178,300	7.57%
	Aug	\$220,536	\$231,706	-4.82%		Aug	\$181,899	\$188,681	-3.59%
	Sep	\$214,924	\$216,102	-0.55%		Sep	\$177,291	\$180,397	-1.72%
Total Active	Jul	2,887	2,544	13.48%	Total Active	Jul	804	695	15.68%
	Aug	2,952	2,569	14.91%		Aug	840	732	14.75%
	Sep	2,889	2,617	10.39%		Sep	842	724	16.30%
Average Days on Market	Jul	55	51	7.84%	Average Days on Market	Jul	62	62	0.00%
	Aug	58	48	20.83%		Aug	60	57	5.26%
	Sep	60	54	11.11%		Sep	66	61	8.20%

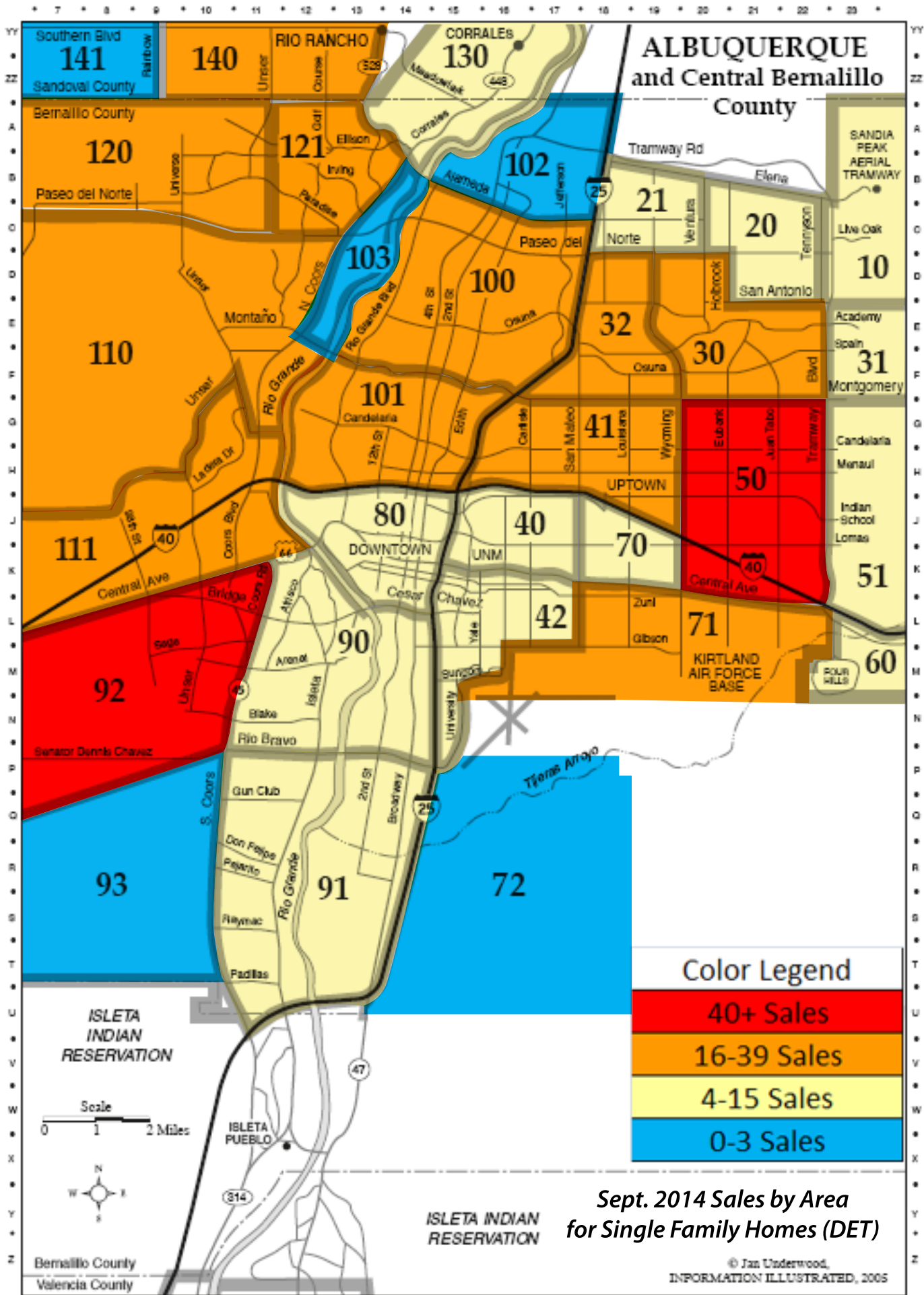
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Market Comparison

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	103	97	6.19%		Aug	98	110	-10.91%
	Sep	71	68	4.41%		Sep	95	96	-1.04%
Pending Sales	Jul	49	44*	11.36%	Pending Sales	Jul	63	58*	-7.94%
	Aug	52	37*	40.54%		Aug	57	58*	-1.72%
	Sep	41	37*	10.81%		Sep	48	76*	-36.84%
Closed Sales	Jul	39	46	-15.22%	Closed Sales	Jul	41	45	-8.89%
	Aug	41	23	78.26%		Aug	51	47	8.51%
	Sep	37	30	23.33%		Sep	42	54	-22.22%
Median Sales Price	Jul	\$230,000	\$210,000	9.52%	Median Sales Price	Jul	\$120,000	\$127,000	-5.51%
	Aug	\$225,500	\$250,000	-9.80%		Aug	\$119,000	\$110,000	8.18%
	Sep	\$189,000	\$264,500	-28.54%		Sep	\$146,000	\$120,000	21.67%
Average Sales Price	Jul	\$234,247	\$205,355	14.07%	Average Sales Price	Jul	\$143,701	\$174,088	-17.45%
	Aug	\$245,829	\$256,117	-4.02%		Aug	\$157,064	\$129,512	21.27%
	Sep	\$198,349	\$266,057	-25.45%		Sep	\$158,039	\$130,520	21.08%
Total Active	Jul	478	467	2.36%	Total Active	Jul	458	475	-3.58%
	Aug	474	469	1.07%		Aug	442	485	-8.87%
	Sep	455	464	-1.94%		Sep	441	464	-4.96%
Average Days on Market	Jul	105	99	6.06%	Average Days on Market	Jul	72	103	-30.10%
	Aug	112	140	-20.00%		Aug	87	93	-6.45%
	Sep	104	94	10.64%		Sep	72	114	-36.84%

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Southern Blvd
141
Sandoval County

140

RIO RANCHO

CORRALES
130

ALBUQUERQUE
and Central Bernalillo
County

Bernalillo County
120

121

102

21

20

Paseo del Norte

110

103

100

32

30

10

111

101

80

40

70

50

31

92

90

DOWNTOWN

42

41

UPTOWN

51

93

91

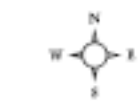
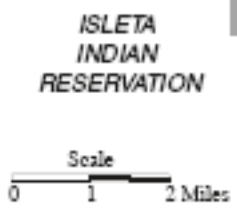
72

71

KIRTLAND AIR FORCE BASE

60

51



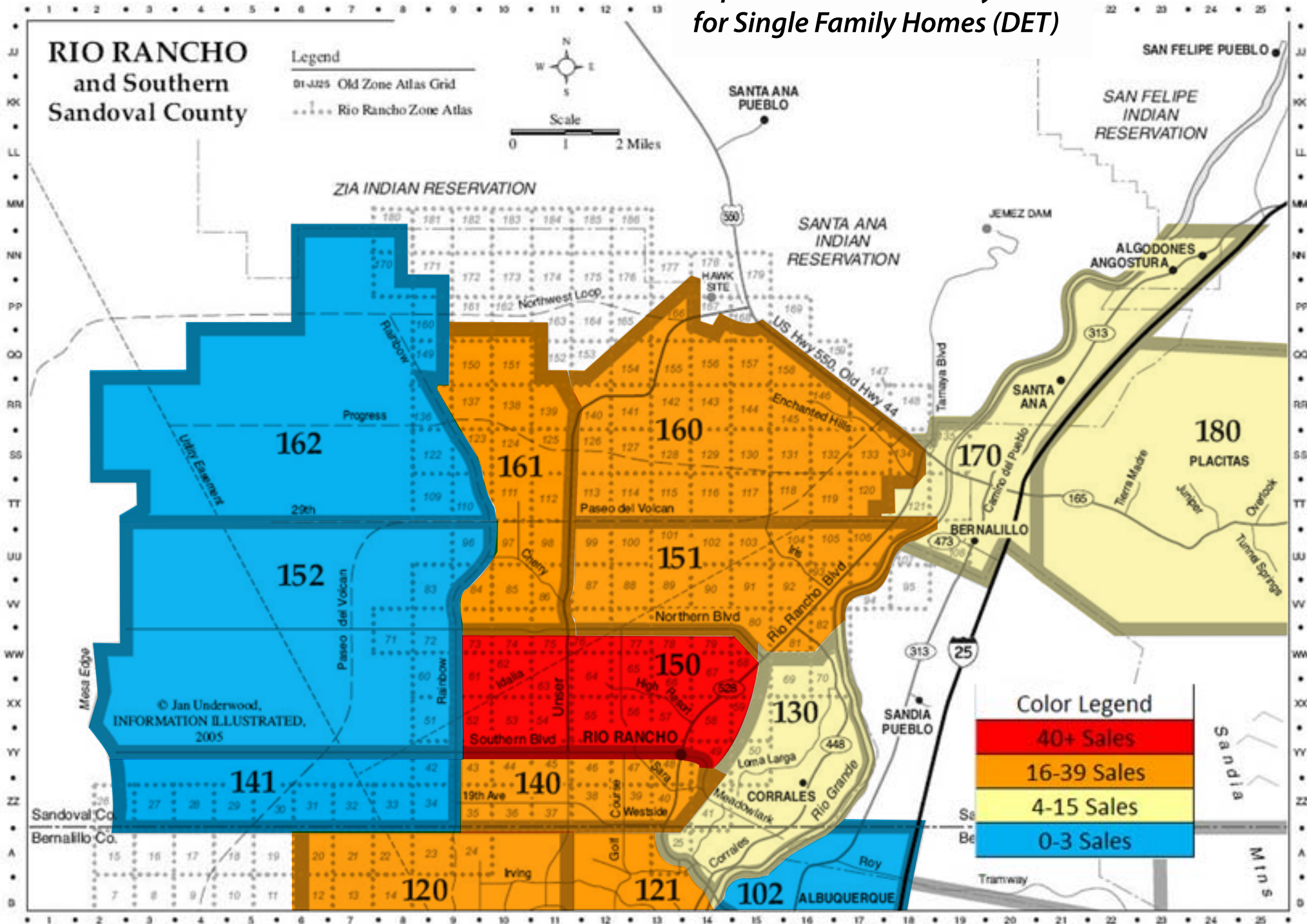
Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

Sept. 2014 Sales by Area
for Single Family Homes (DET)

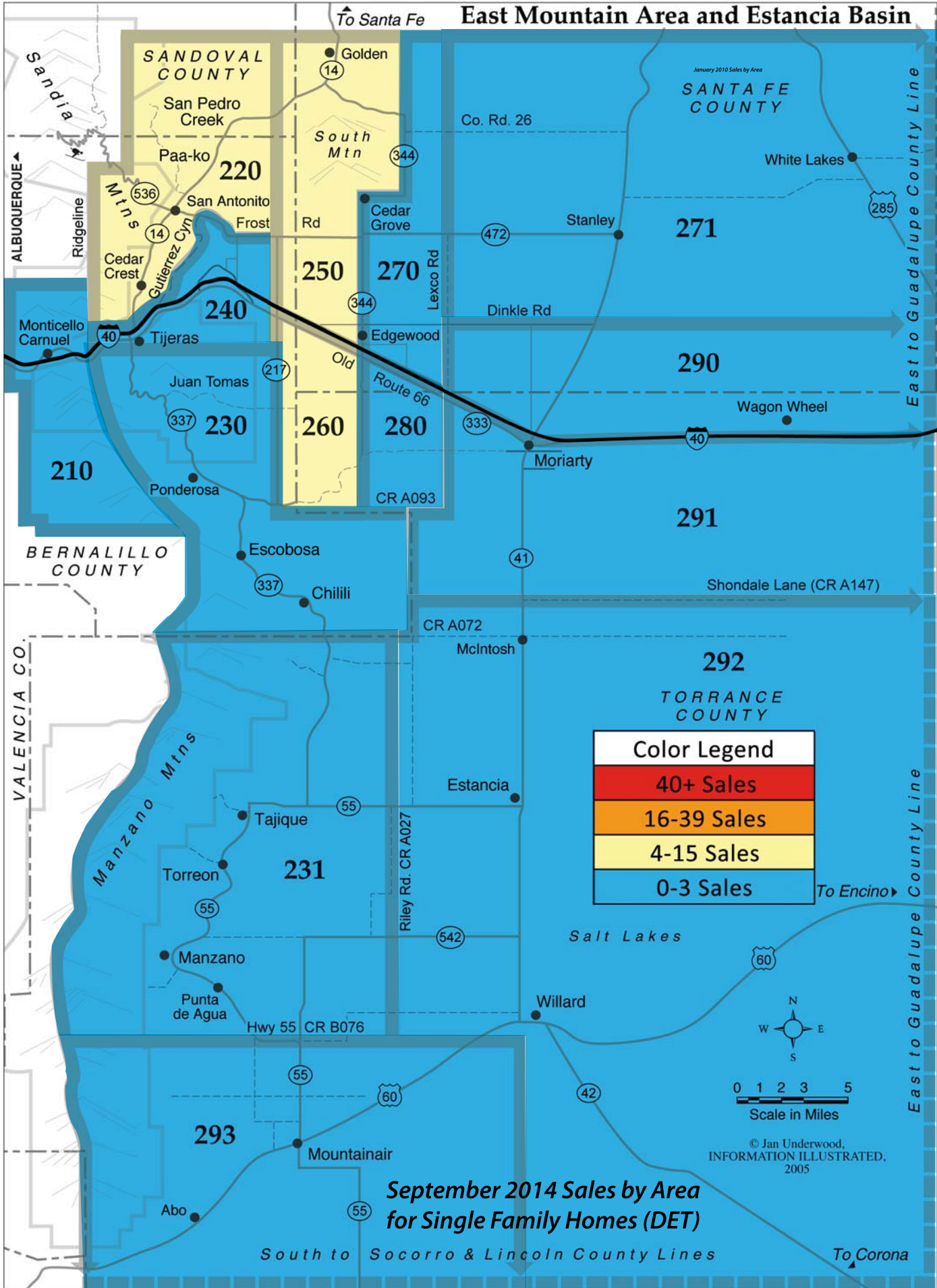
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September 2014 Sales by Area for Single Family Homes (DET)

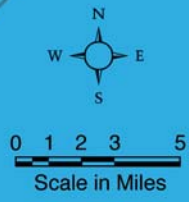


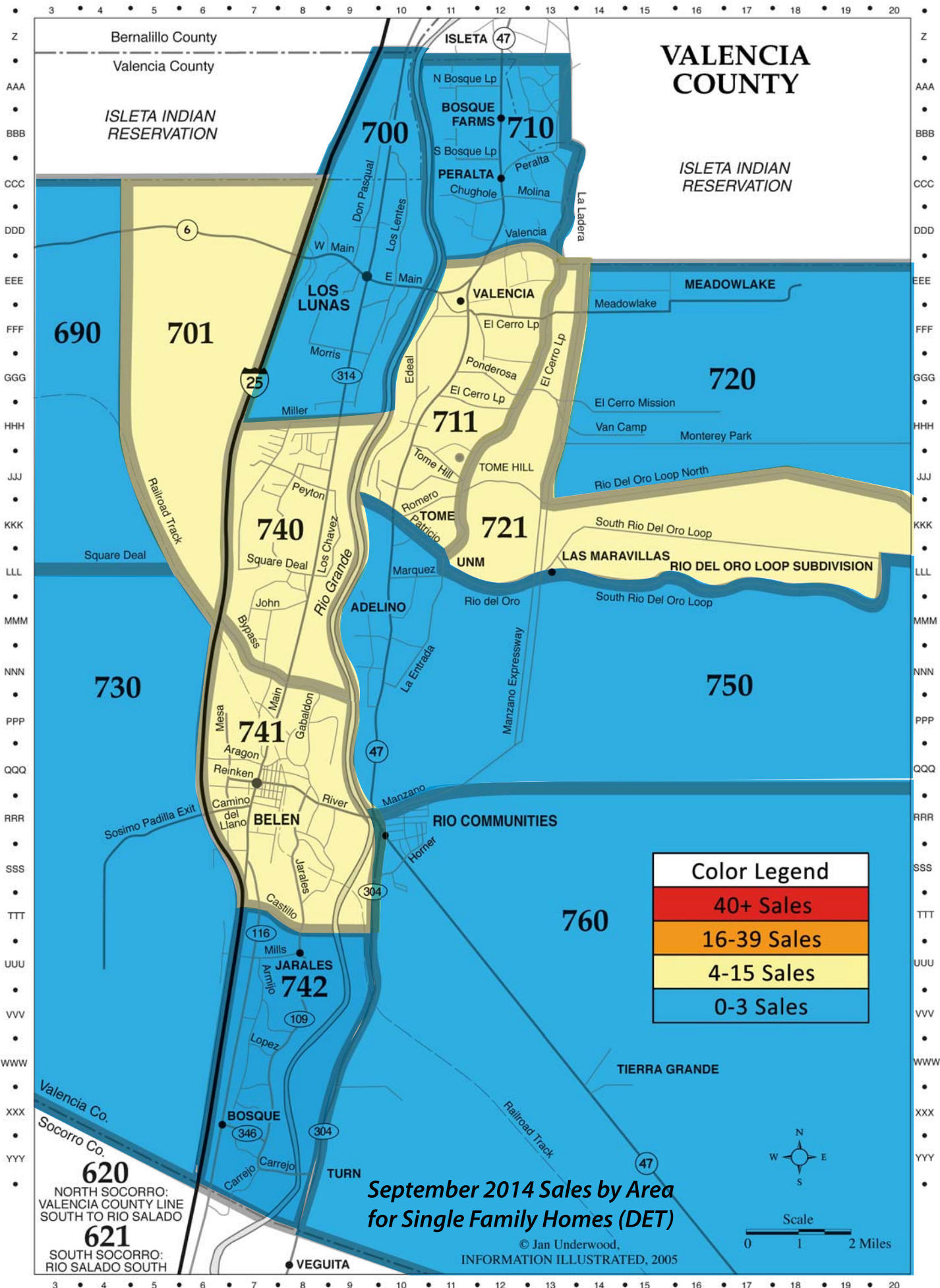
East Mountain Area and Estancia Basin

January 2010 Sales by Area



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Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

ISLETA 47

BOSQUE FARMS 710

PERALTA

711

721

711

740

741

721

741

741

741

741

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620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

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

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