

Quarterly market

REPORT

3rd
QTR

Quarterly Highlights

- Homes sales for single-family detached homes in the Greater Albuquerque Market Areas are down 23.66 percent from 3rd Quarter 2009.
- When compared to 3rd Quarter 2009, 6 MLS areas in the City of Albuquerque and City of Rio Rancho saw positive increases in home sales while 7 areas saw increases in the median sales price.

New Listings	Closed Sales	Average Sale \$
3rd QTR 2010 Detached: 4,283 Attached: 476	3rd QTR 2010 Detached: 1,591 Attached: 146	3rd QTR 2010 Detached: \$223,156 Attached: \$142,191
3rd QTR 2009 Detached: 4,357 Attached: 524	3rd QTR 2009 Detached: 2,084 Attached: 272	3rd QTR 2009 Detached: \$214,902 Attached: \$151,295
% Change (Detached) -1.70%	% Change (Detached) -23.66%	% Change (Detached) +3.84%



www.gaar.com

Contact

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3rd QTR 2010 & 2009 RECAP for Greater Albuquerque Areas

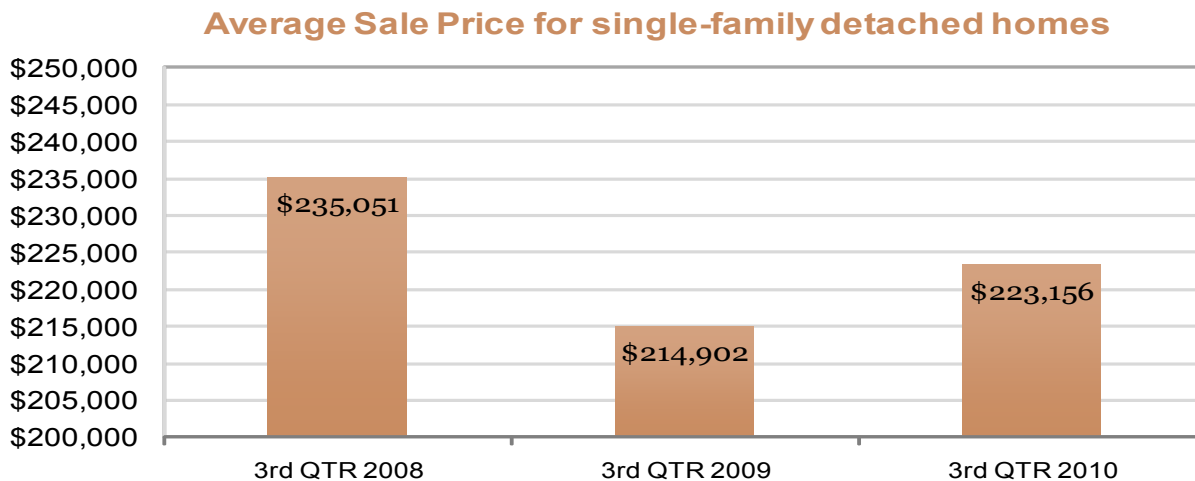
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2010	2009	% of Change
Average Sale Price:	\$223,156	\$214,902	3.84%
Median Sale Price:	\$183,000	\$182,000	0.55%
Total Sold & Closed:	1,591	2,084	-23.66%
Total Dollar Volume*:	\$355.0	\$447.9	-20.74%
New Listings:	4,283	4,357	-1.70%
Days on Market:	74	76	-2.63%

Class R2	2010	2009	% of Change
Average Sale Price:	\$142,191	\$151,295	-6.02%
Median Sale Price:	\$135,000	\$138,500	-2.53%
Total Sold & Closed:	146	272	-46.32%
Total Dollar Volume*:	\$20.8	\$41.2	-49.51%
New Listings:	476	524	-9.16%
Days on Market:	89	82	8.54%

The numbers above reflect the time period between July 1 and September 30 of 2009 and 2010.

**Total Dollar Volume (millions)*



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

3rd QTR 2010 & 2009 RECAP for Albuquerque (Areas 10-121)

Class R1	2010	2009	% of Change
Average Sale Price:	\$228,244	\$218,347	4.53%
Median Sale Price:	\$185,000	\$185,485	-0.26%
Total Sold & Closed:	1,113	1,490	-25.30%
Total Dollar Volume*:	\$254.0	\$325.3	-21.92%
New Listings:	2,845	2,888	-1.49%
Days on Market:	68	70	-2.86%

Class R2	2010	2009	% of Change
Average Sale Price:	\$148,266	\$153,959	-3.70%
Median Sale Price:	\$139,900	\$144,000	-2.85%
Total Sold & Closed:	123	242	-49.17%
Total Dollar Volume*:	\$18.2	\$37.3	-51.21%
New Listings:	409	458	-10.70%
Days on Market:	88	78	12.82%

3rd QTR 2010 & 2009 RECAP for Rio Rancho (Areas 140-162)

Class R1	2010	2009	% of Change
Average Sale Price:	\$182,144	\$190,548	-4.41%
Median Sale Price:	\$165,000	\$169,000	-2.37%
Total Sold & Closed:	284	353	-19.55%
Total Dollar Volume*:	\$51.7	\$67.3	-23.18%
New Listings:	734	669	9.72%
Days on Market:	76	85	-10.59%

Class R2	2010	2009	% of Change
Average Sale Price:	\$116,437	\$136,546	-14.73%
Median Sale Price:	\$110,000	\$134,915	-18.47%
Total Sold & Closed:	17	19	-10.53%
Total Dollar Volume*:	\$2.0	\$2.6	-23.88%
New Listings:	44	50	-12.00%
Days on Market:	73	80	-8.75%

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

3rd QTR 2010 & 2009 RECAP for East Mountains (Areas 210-293)

Class R1	2010	2009	% of Change
Average Sale Price:	\$269,383	\$239,953	12.26%
Median Sale Price:	\$234,000	\$235,000	-0.43%
Total Sold & Closed:	66	81	-18.52%
Total Dollar Volume*:	\$17.8	\$19.4	-8.25%
New Listings:	257	273	-5.86%
Days on Market:	110	101	8.91%

3rd QTR 2010 & 2009 RECAP for Valencia County (Areas 690-760)

Class R1	2010	2009	% of Change
Average Sale Price:	\$162,976	\$161,371	0.99%
Median Sale Price:	\$163,000	\$148,250	9.95%
Total Sold & Closed:	80	116	-31.03%
Total Dollar Volume*:	\$13.0	\$18.7	-30.48%
New Listings:	292	332	-12.05%
Days on Market:	104	97	7.22%

The numbers above reflect the time period between July 1 and September 30 of 2009 and 2010.

**Total Dollar Volume (millions)*

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

3rd QTR 2010 Area Summary for single-family home sales

		Sales	Change from 3rd QTR 2009	Median Sale Price	Change from 3rd QTR 2009	Average Sale Price	Change from 3rd QTR 2009
10	Sandia Heights	18	12.50%	\$397,000	-13.71%	\$448,667	13.59%
20	North Albuquerque Acres	32	23.08%	\$556,500	-8.97%	\$572,356	7.99%
21	Albuquerque Acres West	34	-32.00%	\$312,000	0.02%	\$346,821	24.53%
30	Far NE Heights	82	-25.45%	\$257,450	-8.94%	\$288,734	15.96%
31	Foothills North	19	-13.64%	\$543,000	26.39%	\$568,421	44.82%
32	Academy West	40	33.33%	\$204,000	-9.12%	\$216,913	3.05%
40	UNM	38	-15.56%	\$251,750	-2.33%	\$277,912	25.19%
41	Uptown	57	-30.49%	\$155,000	-10.86%	\$168,528	5.99%
42	UNM South	27	-35.71%	\$208,500	-4.17%	\$227,933	17.87%
50	NE Heights	102	-46.88%	\$155,500	-10.44%	\$159,853	-3.09%
51	Foothills South	37	8.82%	\$280,829	-7.45%	\$294,671	1.96%
60	Four Hills	14	0.00%	\$310,000	-10.31%	\$319,979	1.74%
70	Fairgrounds	15	-28.57%	\$179,000	21.18%	\$178,060	14.14%
71	Southeast Heights	30	0.00%	\$190,500	1.24%	\$196,836	10.27%
80	Downtown	28	-12.50%	\$142,950	-35.88%	\$182,048	-7.82%
90	Near South Valley	24	4.35%	\$124,500	9.58%	\$130,517	15.50%
91	Valley Farms	15	0.00%	\$109,000	-37.65%	\$111,067	-28.34%
92	Southwest Heights	110	-32.93%	\$122,500	-4.29%	\$122,363	-2.11%
93	Pajarito	0	-100.00%	N/A	N/A	N/A	N/A
100	North Valley	49	22.50%	\$252,500	-28.56%	\$299,695	22.57%
101	Near North Valley	26	-38.10%	\$219,000	-5.89%	\$263,986	42.58%
102	Far North Valley	6	-14.29%	\$198,000	-10.68%	\$262,167	34.10%
103	West River Valley	4	-50.00%	\$487,500	68.96%	\$547,500	157.04%
110	Northwest Heights	76	-32.74%	\$187,555	-12.36%	\$219,567	14.42%
111	Ladera Heights	69	-36.70%	\$142,300	-14.43%	\$145,129	-8.72%
112	Canonicito	0	N/A	N/A	N/A	N/A	N/A
120	Paradise West	101	-27.34%	\$165,500	-9.40%	\$179,175	1.23%
121	Paradise East	60	-25.00%	\$192,500	-12.73%	\$210,830	1.76%
130	Corrales	21	-4.55%	\$385,000	-7.24%	\$420,452	5.91%
140	Rio Rancho South	46	0.00%	\$194,200	-10.01%	\$198,872	-3.02%
141	Rio Rancho Southwest	0	N/A	N/A	N/A	N/A	N/A
150	Rio Rancho Mid	97	-14.91%	\$144,000	-19.02%	\$169,946	9.11%
151	Rio Rancho Mid-North	32	-43.86%	\$238,495	-5.20%	\$243,250	7.40%
152	Rio Rancho Mid-West	3	-70.00%	\$143,800	9.32%	\$132,600	14.31%
160	Rio Rancho North	46	-4.17%	\$179,750	-14.14%	\$193,790	-0.37%
161	Rio Rancho Central	60	-23.08%	\$143,064	-1.78%	\$149,999	8.69%
162	Rio Rancho Northwest	0	N/A	N/A	N/A	N/A	N/A
170	Bernalillo/Algodones	11	22.22%	\$240,000	-8.43%	\$302,205	10.29%
180	Placitas	16	23.08%	\$399,500	-7.42%	\$394,156	-7.04%
210-293	East Mountain Area	66	-18.52%	\$234,000	-0.43%	\$269,383	12.26%
690-760	Valencia County	80	-31.03%	\$163,000	9.95%	\$162,976	0.99%

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

2010 3rd QTR Sales

120
Sales: 101
Avg: \$179,175
Med: \$165,500

121
Sales: 60
Avg: \$210,830
Med: \$192,500

130
Sales: 21
Avg: \$420,452
Med: \$385,000

102
Sales: 6
Avg: \$262,167
Med: \$198,000

21
Sales: 34
Avg: \$346,821
Med: \$312,000

20
Sales: 32
Avg: \$572,356
Med: \$556,500

10
Sales: 18
Avg: \$448,667
Med: \$397,000

103
Sales: 4
Avg: \$547,500
Med: \$487,500

100
Sales: 49
Avg: \$299,695
Med: \$252,500

32
Sales: 40
Avg: \$216,913
Med: \$204,000

30
Sales: 82
Avg: \$288,734
Med: \$257,450

31
Sales: 19
Avg: \$568,421
Med: \$543,000

110
Sales: 76
Avg: \$219,567
Med: \$187,555

101
Sales: 26
Avg: \$263,986
Med: \$219,000

41
Sales: 57
Avg: \$168,528
Med: \$155,000

50
Sales: 102
Avg: \$159,853
Med: \$155,500

111
Sales: 69
Avg: \$145,129
Med: \$142,300

80
Sales: 28
Avg: \$182,048
Med: \$142,950

40
Sales: 38
Avg: \$277,912
Med: \$251,750

70
Sales: 15
Avg: \$178,060
Med: \$179,000

51
Sales: 37
Avg: \$294,671
Med: \$280,829

92
Sales: 110
Avg: \$122,363
Med: \$122,500

90
Sales: 24
Avg: \$130,517
Med: \$124,500

42
Sales: 27
Avg: \$227,933
Med: \$208,500

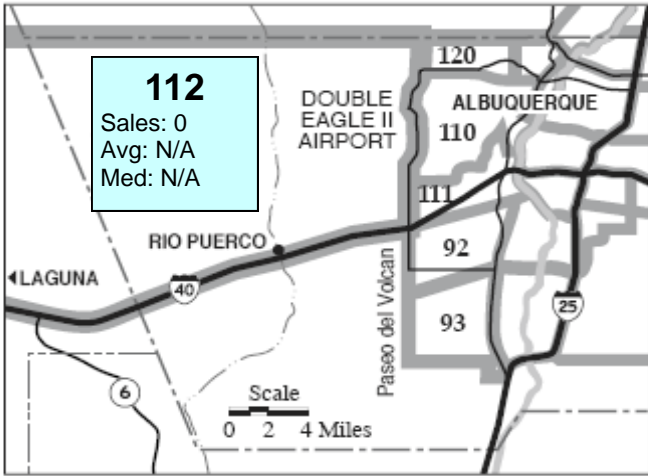
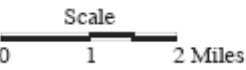
71
Sales: 30
Avg: \$196,836
Med: \$190,500

60
Sales: 14
Avg: \$319,979
Med: \$310,000

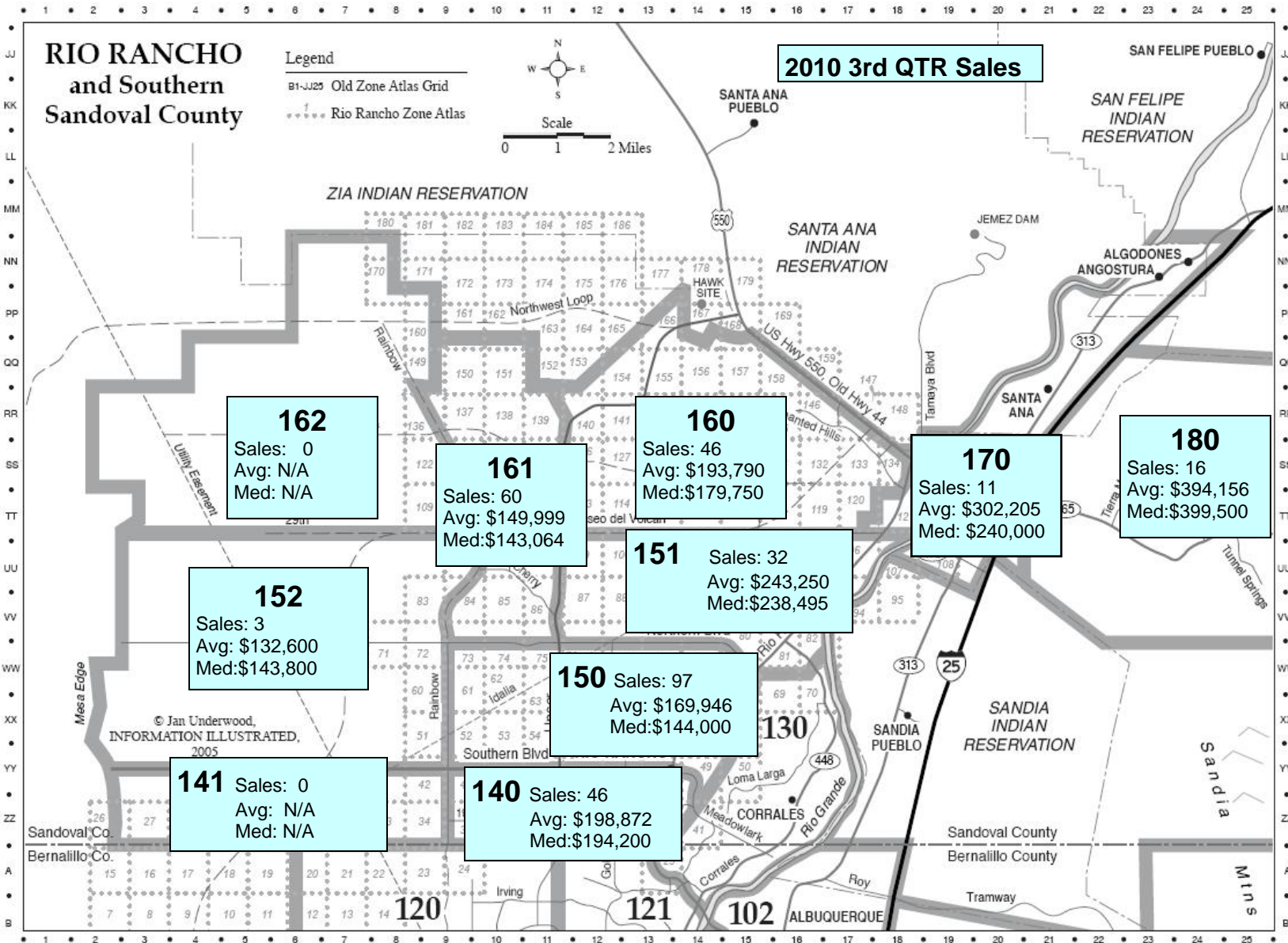
93
Sales: 0
Avg: N/A
Med: N/A

91
Sales: 15
Avg: \$111,067
Med: \$109,000

112
Sales: 0
Avg: N/A
Med: N/A

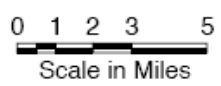
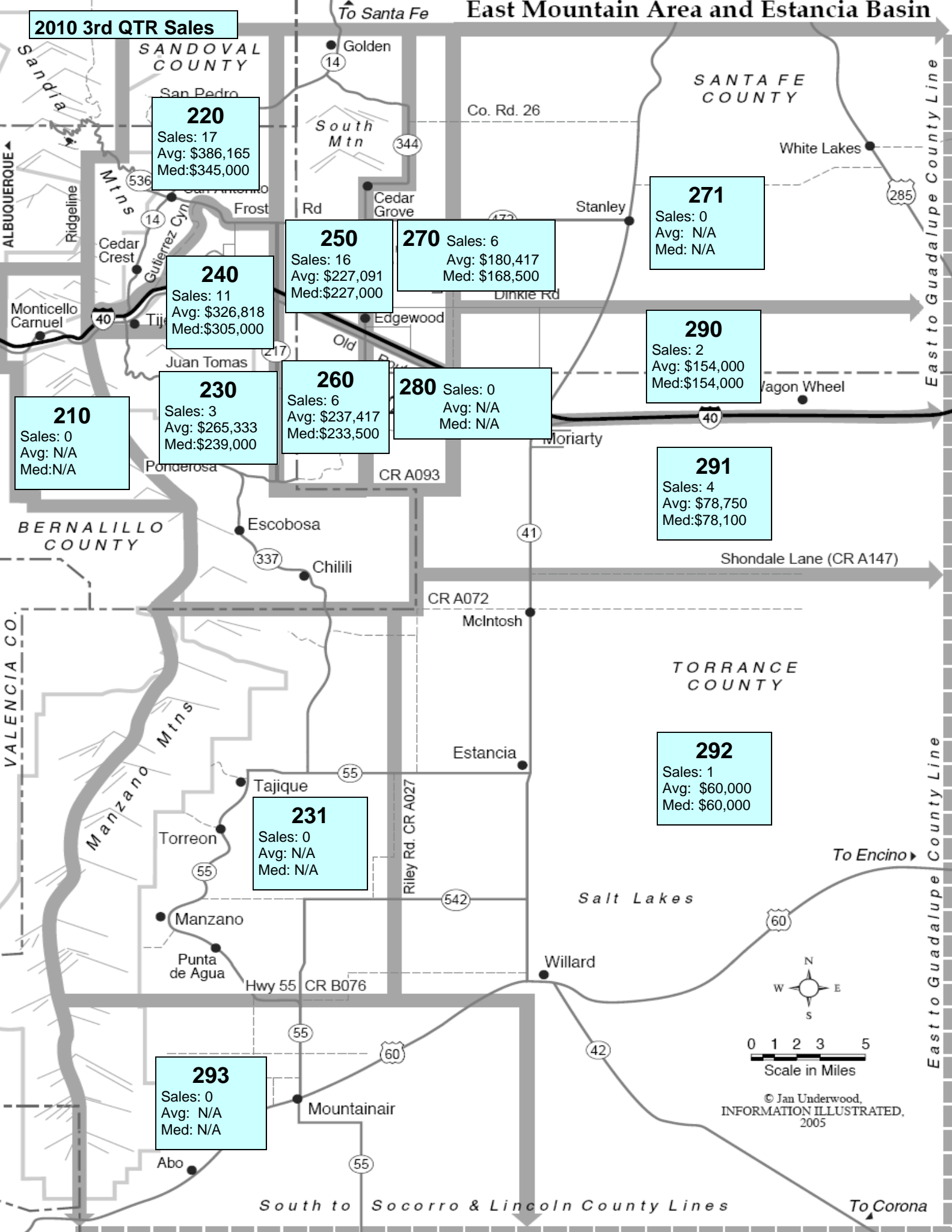


Bernalillo County
Valencia County



East Mountain Area and Estancia Basin

2010 3rd QTR Sales



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2010 3rd QTR Sales

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 21
Avg: \$176,833
Med: \$175,000

710
Sales: 8
Avg: \$231,768
Med: \$199,000

701
Sales: 7
Avg: \$191,539
Med: \$173,500

690
Sales: 0
Avg: N/A
Med: N/A

711
Sales: 8
Avg: \$184,163
Med: \$177,450

720
Sales: 1
Avg: \$100,000
Med: \$100,000

740
Sales: 4
Avg: \$148,500
Med: \$117,000

721
Sales: 7
Avg: \$123,543
Med: \$116,900

730
Sales: 1
Avg: \$265,000
Med: \$265,000

750
Sales: 1
Avg: \$234,000
Med: \$234,000

741
Sales: 13
Avg: \$90,919
Med: \$59,000

742
Sales: 1
Avg: \$158,000
Med: \$158,000

760
Sales: 8
Avg: \$157,331
Med: \$152,500

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

