

Quarterly market

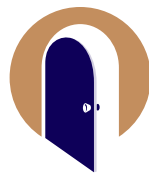
R E P O R T

4th
QTR
2010

Quarterly Highlights

- Compared to 4th QTR 2009 the average sale price of a home has increased 4.64 percent and the median sale price rose 2.29 percent.
- When compared to 4th Quarter 2009, 9 MLS areas in the City of Albuquerque and City of Rio Rancho saw positive increases in home sales while 13 areas saw increases in the median sales price.

New Listings	Closed Sales	Average Sale \$
4th QTR 2010 Detached: 3,053 Attached: 338	4th QTR 2010 Detached: 1,470 Attached: 164	4th QTR 2010 Detached: \$220,365 Attached: \$147,364
4th QTR 2009 Detached: 3,314 Attached: 379	4th QTR 2009 Detached: 1,982 Attached: 209	4th QTR 2009 Detached: \$210,842 Attached: \$149,514
% Change (Detached) -7.88%	% Change (Detached) -25.83%	% Change (Detached) +4.64%



Greater Albuquerque Association of [®]

REALTORS

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4th QTR 2010 & 2009 RECAP for Greater Albuquerque Areas

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

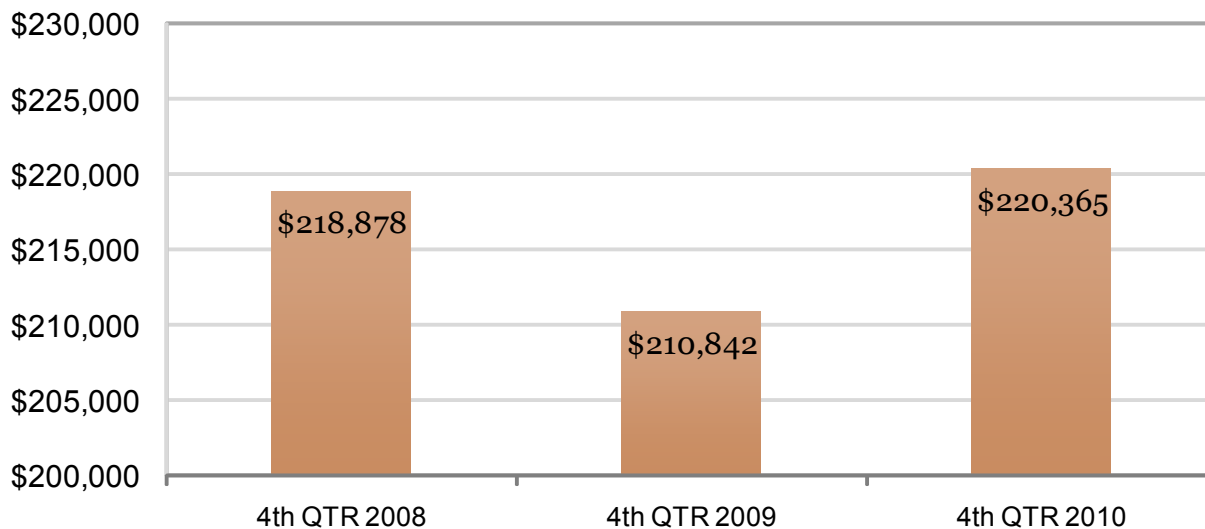
Class R1	2010	2009	% of Change
Average Sale Price:	\$220,635	\$210,842	4.64%
Median Sale Price:	\$179,000	\$175,000	2.29%
Total Sold & Closed:	1,470	1,982	-25.83%
Total Dollar Volume*:	\$324.3	\$417.9	-22.40%
New Listings:	3,053	3,314	-7.88%
Days on Market:	81	76	6.58%

Class R2	2010	2009	% of Change
Average Sale Price:	\$147,364	\$149,514	-1.44%
Median Sale Price:	\$141,669	\$139,900	1.26%
Total Sold & Closed:	164	209	-21.53%
Total Dollar Volume*:	\$24.2	\$31.2	-22.44%
New Listings:	338	379	-10.82%
Days on Market:	94	75	25.33%

The numbers above reflect the time period between October 1 and December 31 of 2009 and 2010.

**Total Dollar Volume (millions)*

Average Sale Price 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.

4th QTR 2010 & 2009 RECAP for Albuquerque (Areas 10-121)

Class R1	2010	2009	% of Change
Average Sale Price:	\$222,351	\$211,805	4.98%
Median Sale Price:	\$178,750	\$175,000	2.14%
Total Sold & Closed:	994	1,334	-25.49%
Total Dollar Volume*:	\$221.0	\$282.5	-21.77%
New Listings:	1,981	2,190	-9.54%
Days on Market:	79	71	11.27%

Class R2	2010	2009	% of Change
Average Sale Price:	\$148,787	\$153,879	-3.31%
Median Sale Price:	\$142,337	\$142,000	0.24%
Total Sold & Closed:	145	187	-22.46%
Total Dollar Volume*:	\$21.6	\$28.8	-25.00%
New Listings:	293	330	-11.21%
Days on Market:	96	77	24.68%

4th QTR 2010 & 2009 RECAP for Rio Rancho (Areas 140-162)

Class R1	2010	2009	% of Change
Average Sale Price:	\$193,355	\$188,756	2.44%
Median Sale Price:	\$169,450	\$165,000	2.70%
Total Sold & Closed:	244	354	-31.07%
Total Dollar Volume*:	\$47.2	\$66.8	-29.34%
New Listings:	551	558	-1.25%
Days on Market:	76	78	-2.56%

Class R2	2010	2009	% of Change
Average Sale Price:	\$133,863	\$118,268	13.19%
Median Sale Price:	\$140,750	\$124,383	13.16%
Total Sold & Closed:	14	18	-22.22%
Total Dollar Volume*:	\$1.9	\$2.1	-9.52%
New Listings:	28	35	-20.00%
Days on Market:	86	65	32.31%

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

4th QTR 2010 & 2009 RECAP for East Mountains (Areas 210-293)

Class R1	2010	2009	% of Change
Average Sale Price:	\$229,249	\$229,365	-0.05%
Median Sale Price:	\$203,000	\$210,000	-3.33%
Total Sold & Closed:	77	102	-24.51%
Total Dollar Volume*:	\$17.7	\$23.4	-24.36%
New Listings:	154	170	-9.41%
Days on Market:	93	110	-15.45%

4th QTR 2010 & 2009 RECAP for Valencia County (Areas 690-760)

Class R1	2010	2009	% of Change
Average Sale Price:	\$163,667	\$153,805	6.41%
Median Sale Price:	\$148,213	\$144,950	2.25%
Total Sold & Closed:	95	134	-29.10%
Total Dollar Volume*:	\$15.5	\$20.6	-24.76%
New Listings:	235	259	-9.27%
Days on Market:	80	81	-1.23%

The numbers above reflect the time period between October 1 and December 31 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.

4th QTR 2010 Area Summary for single-family home sales

		Sales	Change from 4th QTR 2009	Median Sale Price	Change from 4th QTR 2009	Average Sale Price	Change from 4th QTR 2009
10	Sandia Heights	12	-25.00%	\$382,500	-25.73%	\$447,583	-13.42%
20	North Albuquerque Acres	22	-4.35%	\$513,000	14.03%	\$553,614	4.01%
21	Albuquerque Acres West	34	-27.66%	\$304,950	8.14%	\$334,344	13.46%
30	Far NE Heights	73	-8.75%	\$254,000	-3.97%	\$285,068	-1.79%
31	Foothills North	23	35.29%	\$403,000	-23.38%	\$471,235	-22.13%
32	Academy West	23	-8.00%	\$192,000	-16.52%	\$209,285	-10.64%
40	UNM	34	-22.73%	\$240,000	-9.77%	\$258,552	-13.97%
41	Uptown	39	-48.00%	\$156,000	-2.50%	\$163,853	-3.22%
42	UNM South	23	-11.54%	\$197,500	10.34%	\$216,337	11.45%
50	NE Heights	111	-33.93%	\$155,000	-3.73%	\$155,493	-7.36%
51	Foothills South	34	30.77%	\$277,000	8.31%	\$286,249	4.64%
60	Four Hills	12	-7.69%	\$265,250	9.61%	\$284,700	-1.42%
70	Fairgrounds	24	14.29%	\$133,450	-7.97%	\$142,228	-0.03%
71	Southeast Heights	23	-20.69%	\$169,000	0.30%	\$176,112	-3.57%
80	Downtown	24	-22.58%	\$164,606	2.88%	\$231,841	7.46%
90	Near South Valley	18	-55.00%	\$111,000	13.32%	\$110,994	11.20%
91	Valley Farms	18	38.46%	\$112,667	-26.12%	\$205,621	15.15%
92	Southwest Heights	93	-50.79%	\$117,000	-10.00%	\$115,736	-10.78%
93	Pajarito	5	66.67%	\$215,000	N/A	\$189,500	N/A
100	North Valley	33	13.79%	\$250,000	14.68%	\$315,577	4.44%
101	Near North Valley	37	2.78%	\$164,000	5.50%	\$220,827	18.92%
102	Far North Valley	3	-25.00%	\$150,000	-33.26%	\$155,667	-41.12%
103	West River Valley	6	100.00%	\$363,300	-17.43%	\$346,800	-34.28%
110	Northwest Heights	75	-15.73%	\$195,000	5.41%	\$236,156	7.47%
111	Ladera Heights	56	-45.63%	\$147,950	-7.53%	\$156,770	-10.27%
112	Canoncito	0	N/A	N/A	N/A	N/A	N/A
120	Paradise West	79	-26.17%	\$165,000	-3.51%	\$172,936	-4.08%
121	Paradise East	60	-22.08%	\$193,750	-9.88%	\$222,458	-3.07%
130	Corrales	20	-9.09%	\$439,250	4.21%	\$468,443	-4.51%
140	Rio Rancho South	39	0.00%	\$189,000	-5.50%	\$224,554	4.85%
141	Rio Rancho Southwest	0	N/A	N/A	N/A	N/A	N/A
150	Rio Rancho Mid	72	-39.50%	\$159,650	4.35%	\$176,390	0.09%
151	Rio Rancho Mid-North	52	-8.77%	\$212,500	-8.80%	\$239,593	-0.65%
152	Rio Rancho Mid-West	8	33.33%	\$115,250	-7.89%	\$120,042	-4.23%
160	Rio Rancho North	33	-35.29%	\$168,500	-11.08%	\$202,964	-0.92%
161	Rio Rancho Central	40	-50.62%	\$138,690	-5.65%	\$140,099	-8.76%
162	Rio Rancho Northwest	0	N/A	N/A	N/A	N/A	N/A
170	Bernalillo/Algodones	20	42.86%	\$250,000	30.75%	\$253,365	15.12%
180	Placitas	20	-9.09%	\$404,500	-12.45%	\$425,095	-12.13%
210-293	East Mountain Area	77	-24.51%	\$203,000	-3.33%	\$229,249	-0.05%
690-760	Valencia County	95	-29.10%	\$148,213	2.25%	\$163,667	6.41%

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

2010 4th QTR Sales

120
Sales: 79
Avg: \$172,936
Med: \$165,000

121
Sales: 60
Avg: \$222,458
Med: \$193,750

130
Sales: 20
Avg: \$468,443
Med: \$439,250

102
Sales: 3
Avg: \$155,667
Med: \$150,000

21
Sales: 34
Avg: \$334,344
Med: \$304,950

20
Sales: 22
Avg: \$553,614
Med: \$513,000

10
Sales: 12
Avg: \$447,583
Med: \$382,500

103
Sales: 6
Avg: \$346,800
Med: \$363,300

100
Sales: 33
Avg: \$315,577
Med: \$250,000

32
Sales: 23
Avg: \$209,285
Med: \$192,000

30
Sales: 73
Avg: \$285,068
Med: \$254,000

31
Sales: 23
Avg: \$471,235
Med: \$403,000

110
Sales: 75
Avg: \$236,156
Med: \$195,000

101
Sales: 37
Avg: \$220,827
Med: \$164,000

41
Sales: 39
Avg: \$163,853
Med: \$156,000

50
Sales: 111
Avg: \$155,493
Med: \$155,000

111
Sales: 56
Avg: \$156,770
Med: \$147,950

80
Sales: 24
Avg: \$231,841
Med: \$164,606

40
Sales: 34
Avg: \$258,552
Med: \$240,000

70
Sales: 24
Avg: \$142,228
Med: \$133,450

51
Sales: 34
Avg: \$286,249
Med: \$277,000

92
Sales: 93
Avg: \$115,736
Med: \$117,000

90
Sales: 18
Avg: \$110,994
Med: \$111,000

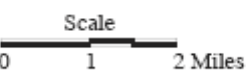
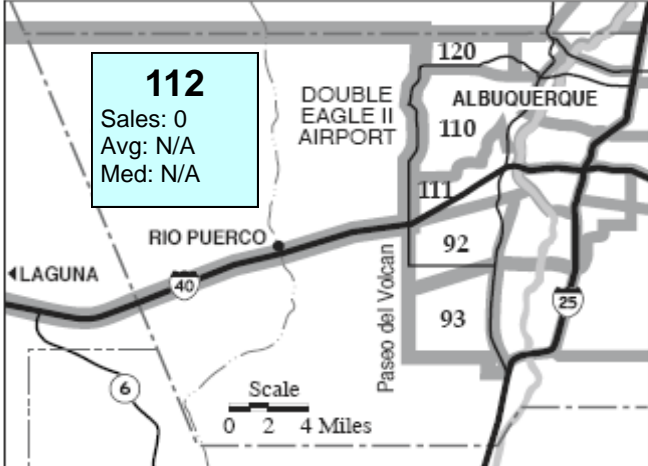
42
Sales: 23
Avg: \$216,337
Med: \$197,500

71
Sales: 23
Avg: \$176,112
Med: \$169,000

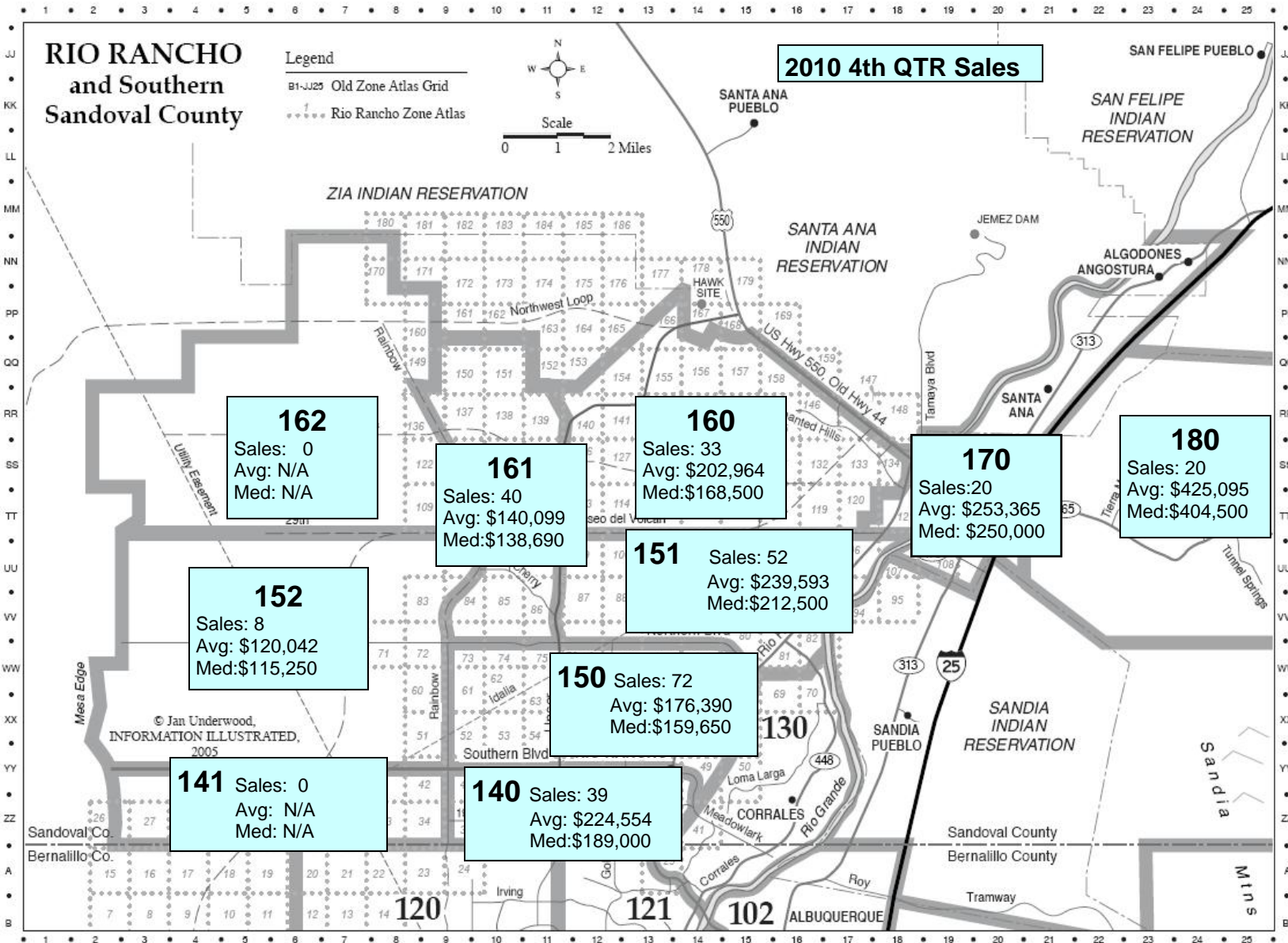
60
Sales: 12
Avg: \$284,700
Med: \$265,250

93
Sales: 5
Avg: 189,500
Med: 215,000

91
Sales: 18
Avg: \$205,621
Med: \$112,667

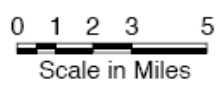
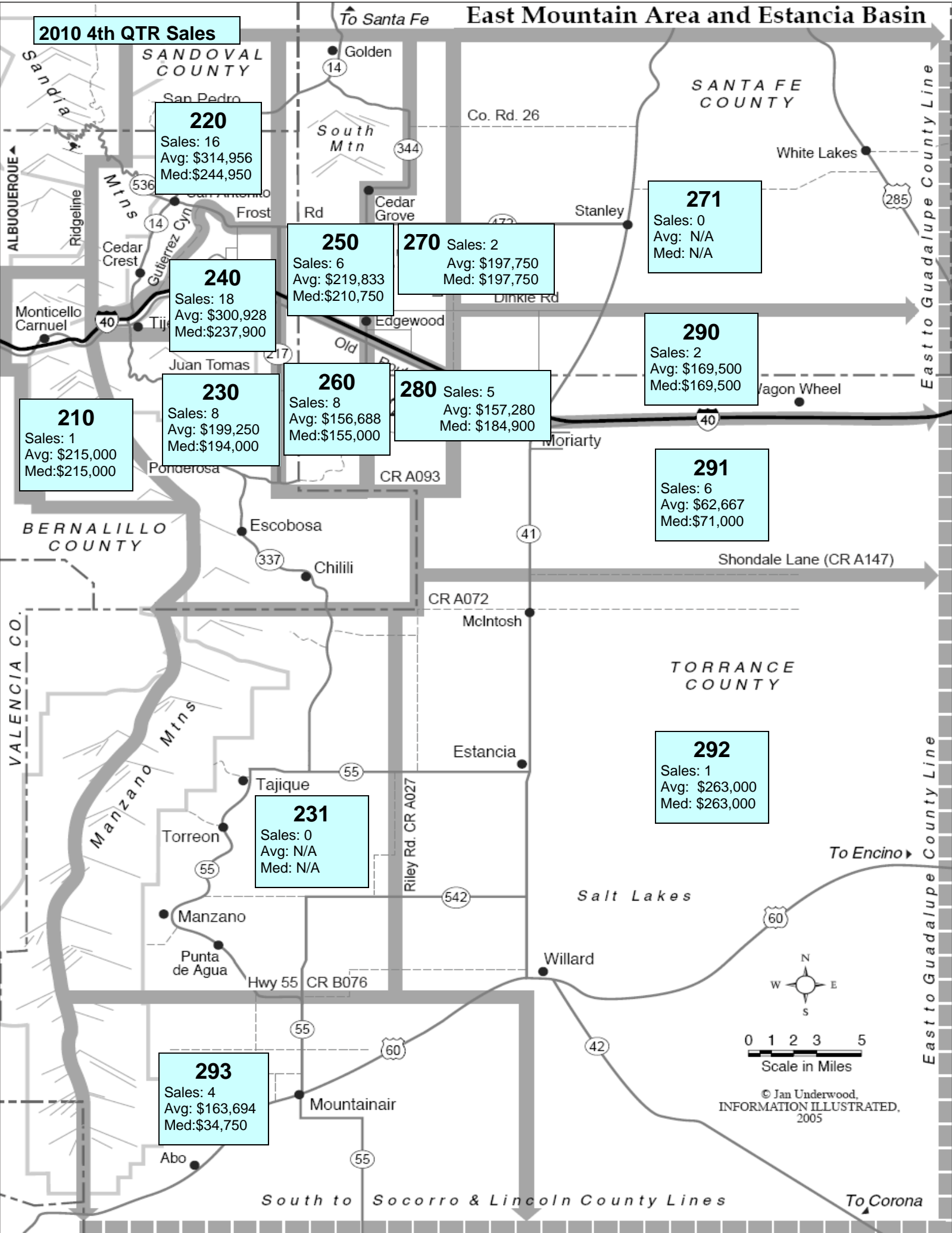


ISLETA INDIAN RESERVATION



East Mountain Area and Estancia Basin

2010 4th QTR Sales



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VALENCIA COUNTY

2010 4th QTR Sales

700
Sales: 24
Avg: \$175,042
Med: \$178,950

710
Sales: 12
Avg: \$227,908
Med: \$182,500

701
Sales: 14
Avg: \$152,469
Med: \$151,079

690
Sales: 1
Avg: \$68,000
Med: \$68,000

711
Sales: 7
Avg: \$180,357
Med: \$162,000

720
Sales: 2
Avg: \$115,150
Med: \$115,150

740
Sales: 2
Avg: \$70,700
Med: \$70,700

721
Sales: 11
Avg: \$124,527
Med: \$118,000

730
Sales: 2
Avg: \$157,000
Med: \$157,000

750
Sales: 4
Avg: \$216,475
Med: \$185,450

741
Sales: 8
Avg: \$111,063
Med: \$82,500

742
Sales: 0
Avg: N/A
Med: N/A

760
Sales: 8
Avg: \$167,188
Med: \$157,500

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

