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Monthly Highlights

- 678 single-family detached homes were reported sold for April 2010, the highest number of April sales since 2007.
- Pending home sales for single-family detached homes are up 52.03% from the previous year and increased 18.01% from the previous month. April 2010 is the 2nd month this year that pending home sales passed the 1,000 mark.
- The median sale price for single-family detached home sales held steady at \$175,000 for the 2nd consecutive month.

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Contact

Mark Pando, 2010 GAAR President

Phone 505-249-0188

Email mark@gaar.com

Market Inventory

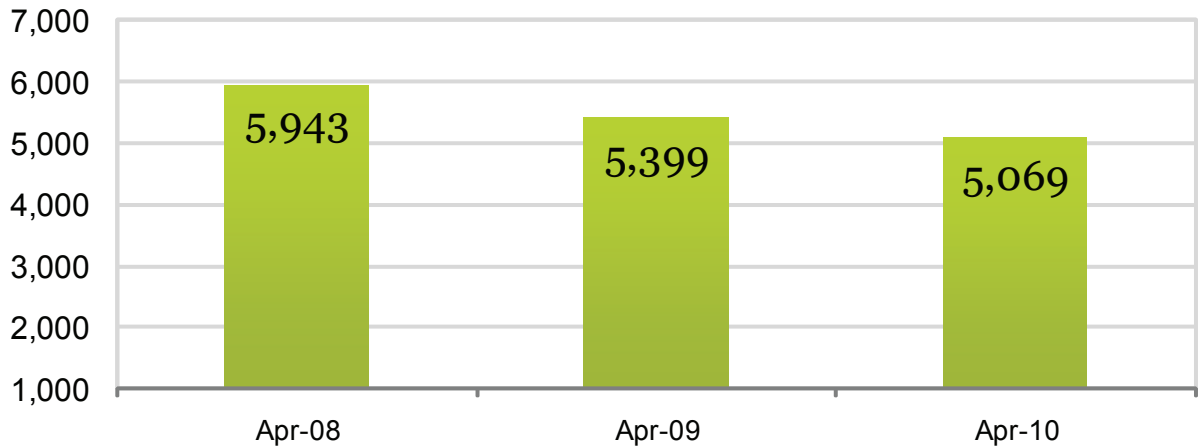
Detached Historical

Year	2008	2009	2010
January	5,525	5,309	4,766
February	5,591	5,373	4,929
March	5,836	5,342	5,091
April	5,943	5,399	5,069
May	6,241	5,422	
June	6,428	5,480	
July	6,402	5,476	
August	6,381	5,299	
September	6,181	5,156	
October	5,962	4,938	
November	5,744	4,834	
December	5,222	4,630	

Attached Historical

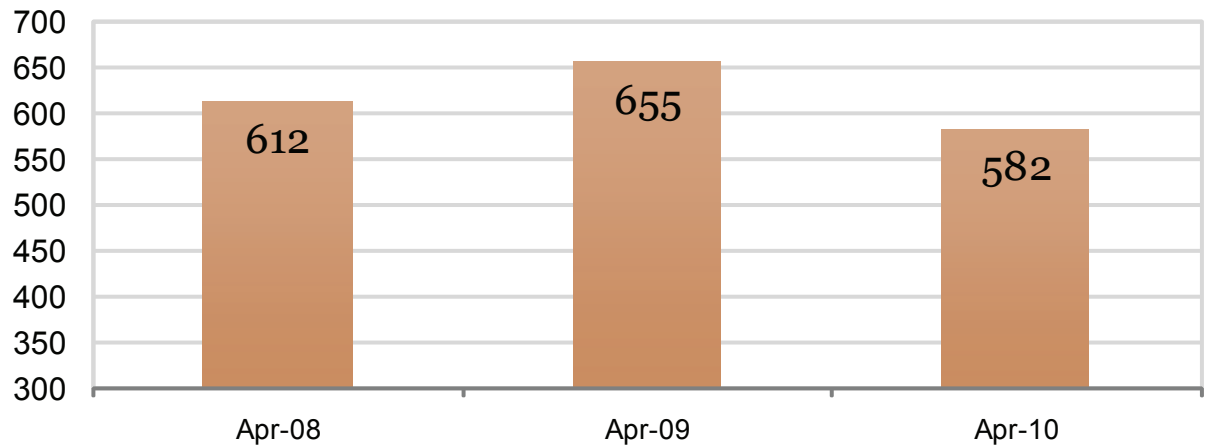
Year	2008	2009	2010
January	551	616	566
February	556	664	589
March	598	653	626
April	612	655	582
May	632	660	
June	646	634	
July	680	652	
August	684	603	
September	675	598	
October	655	590	
November	605	579	
December	599	546	

Detached homes on market



Detached represents existing single-family detached homes

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

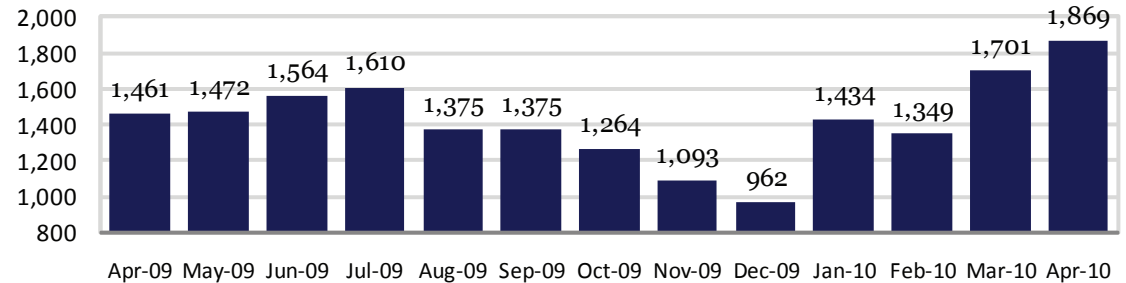
Month	New	Pending	Closed
Apr-09	1,461	836	542
May-09	1,472	856	566
Jun-09	1,564	933	649
Jul-09	1,610	875	735
Aug-09	1,375	986	600
Sep-09	1,375	923	661
Oct-09	1,264	900	731
Nov-09	1,093	595	646
Dec-09	962	476	543
Jan-10	1,434	740	349
Feb-10	1,349	779	380
Mar-10	1,701	1,077	634
Apr-10	1,869	1,271	678

Change from last month/year

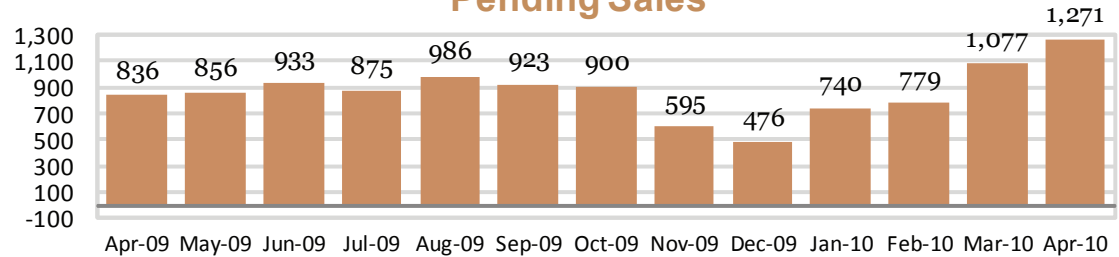
	Apr-10	Mar-10	Apr-09
New	1,869	1,701	1,461
% Change	-	9.88%	27.93%
Pending	1,271	1,077	836
% Change	-	18.01%	52.03%
Closed	678	634	542
% Change	-	6.94%	25.09%

Data is for single-family detached homes

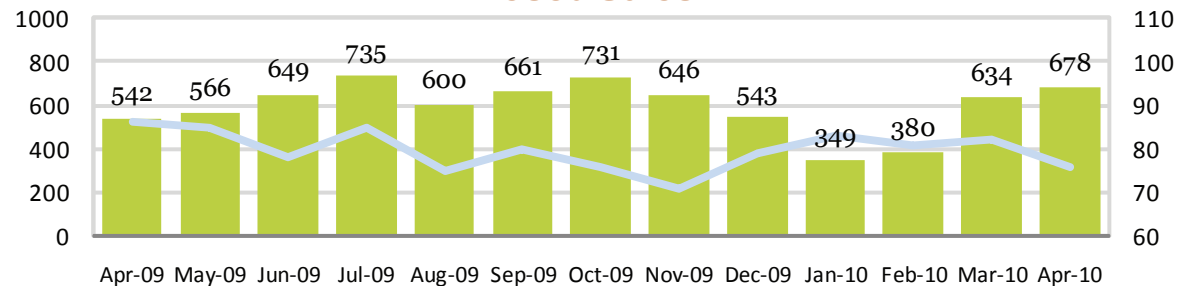
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for April 2010 detached sales was 74.

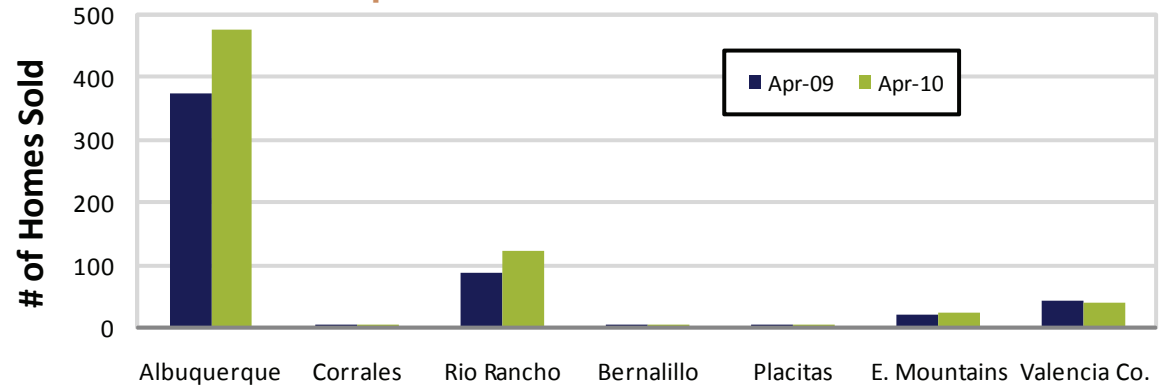
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Apr-09	Apr-10
10-121	Albuquerque	374	477
130	Corrales	4	5
140-162	Rio Rancho	89	124
180	Bernalillo	6	4
190	Placitas	4	5
210-293	E. Mountains	22	23
690-760	Valencia Co.	43	40
Total	All	542	678

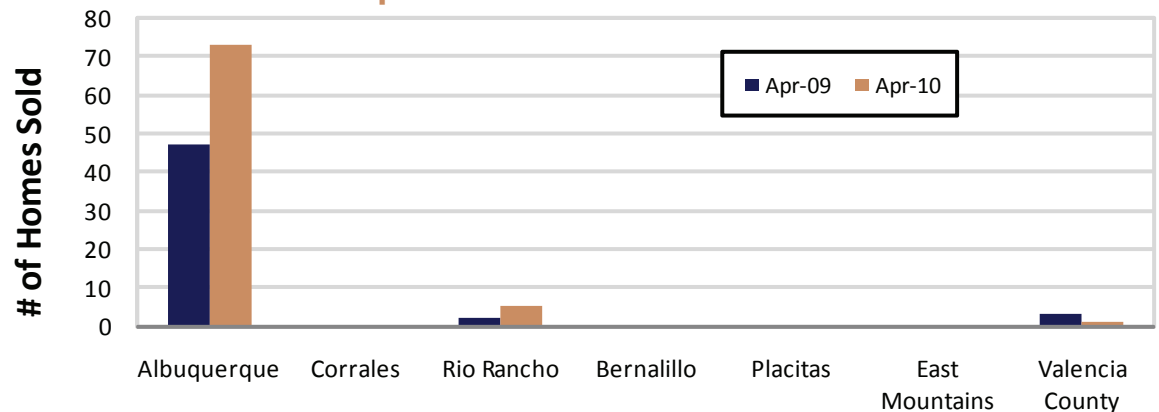
April 2009 & 2010 Detached Sales



Condo/townhome (attached) sales

MLS Area	Area Name	Apr-09	Apr-10
10-121	Albuquerque	47	73
130	Corrales	0	0
140-162	Rio Rancho	2	5
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	3	1
Total	All	52	79

April 2009 & 2010 Attached Sales

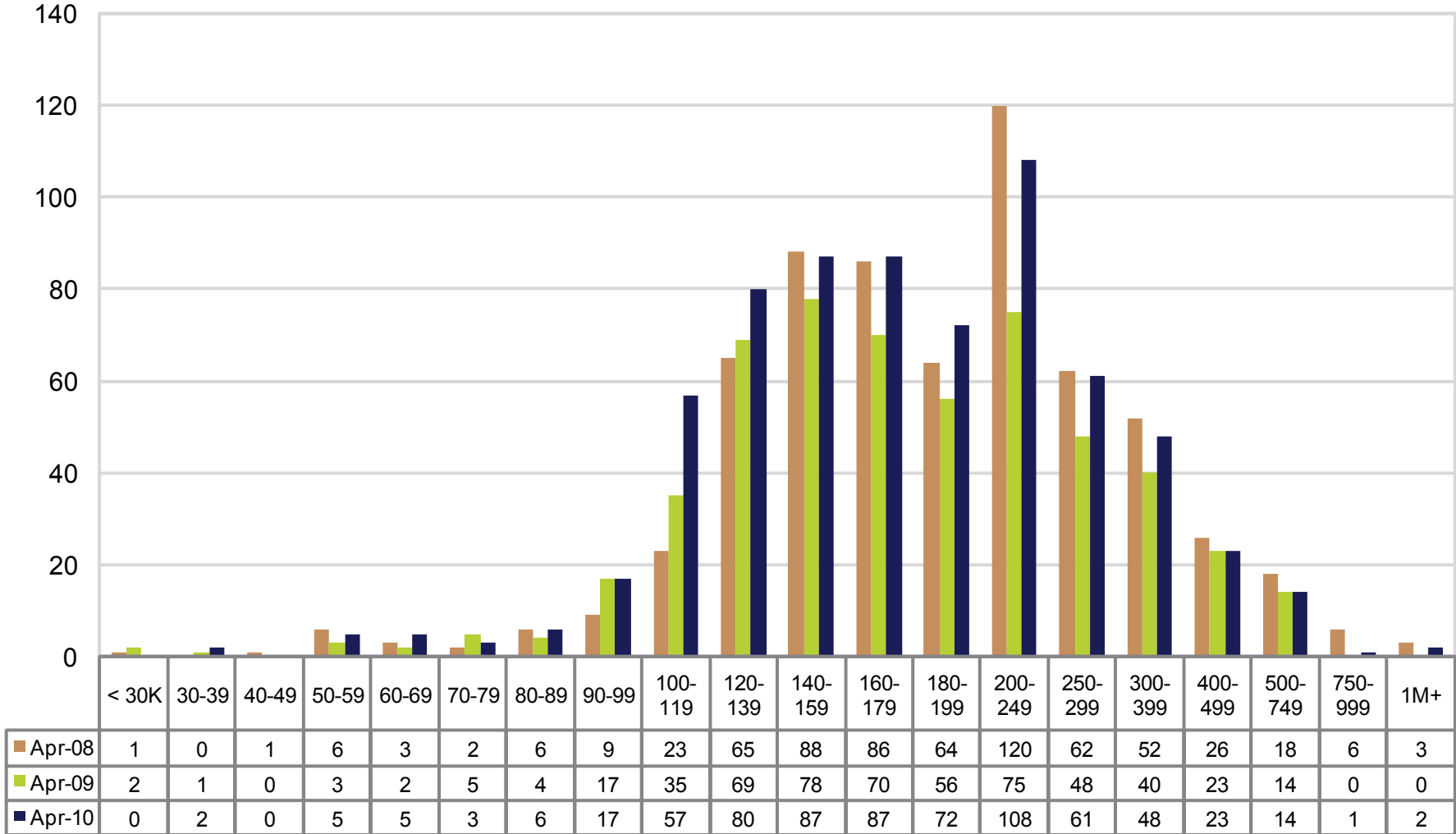


MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
April historical (in thousands)



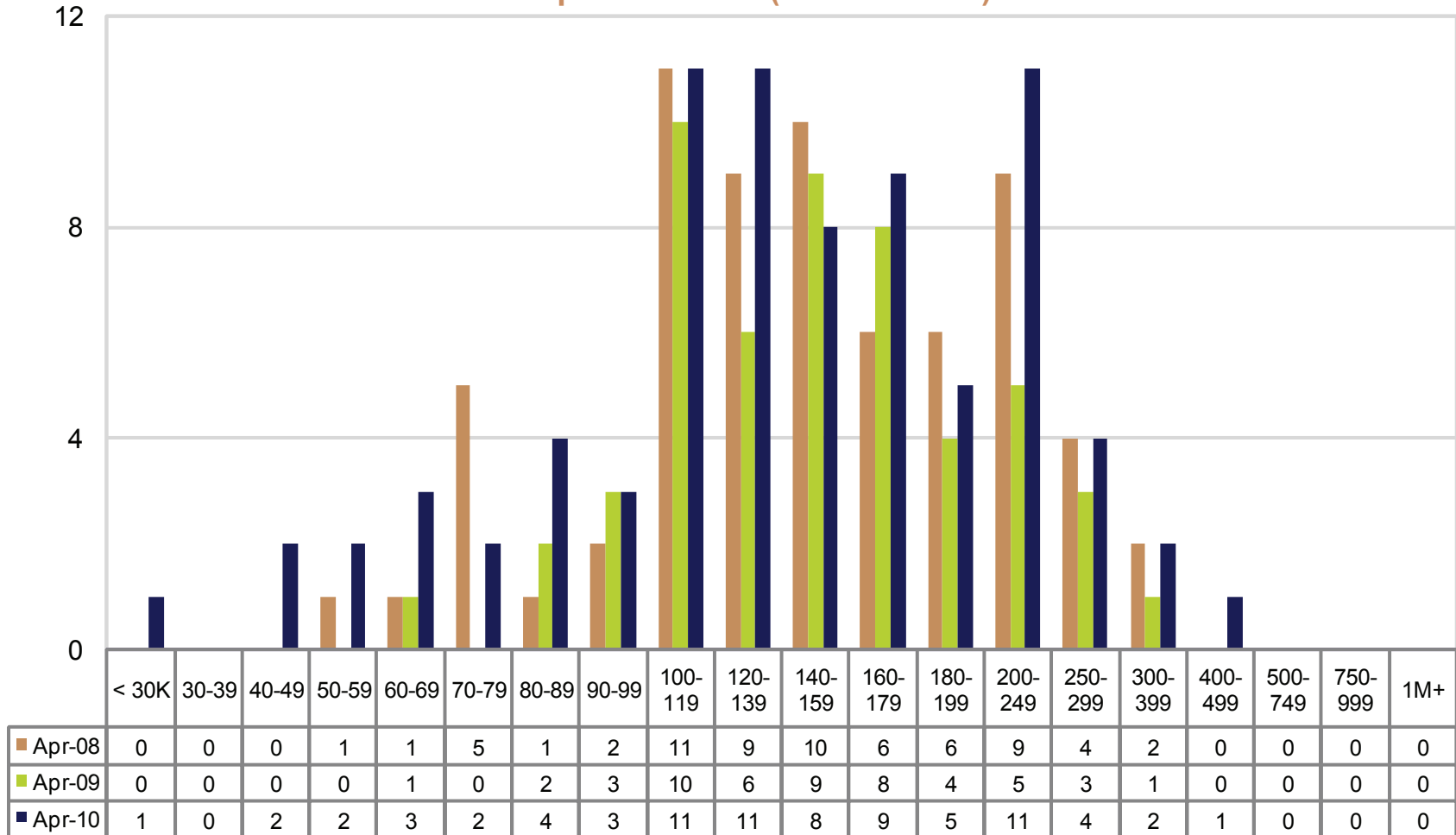
Top Selling Price Range for Detached Homes (for April 2010)

\$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
April historical (in thousands)



Top Selling Price Ranges for Attached Homes (for April 2010)

\$100,000 - \$119,999 / \$120,000 - \$139,999 / \$200,000 - \$249,999

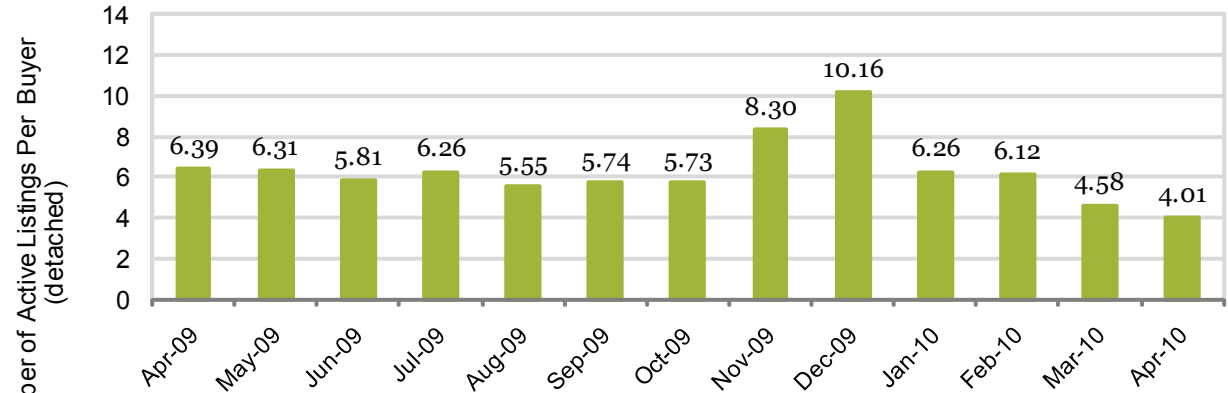
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Indicators

Supply-Demand

Year	2008	2009	2010
January	6.25	9.15	6.26
February	7.19	10.02	6.12
March	6.69	7.18	4.58
April	6.77	6.39	4.01
May	6.84	6.31	
June	7.28	5.81	
July	7.38	6.26	
August	8.85	5.55	
September	9.04	5.74	
October	10.75	5.73	
November	12.09	8.30	
December	12.04	10.16	

Supply-Demand

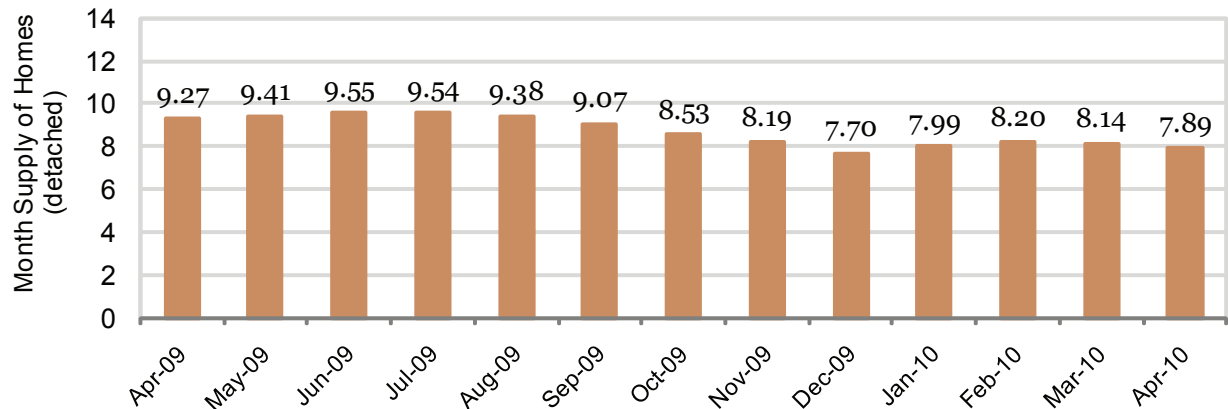


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

Absorption Rate

Year	2008	2009	2010
January	6.62	8.85	7.99
February	6.79	9.03	8.20
March	7.17	9.07	8.14
April	7.55	9.27	7.89
May	8.13	9.41	
June	8.64	9.55	
July	8.91	9.54	
August	9.28	9.38	
September	9.25	9.07	
October	9.16	8.53	
November	9.14	8.19	
December	8.47	7.70	

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.

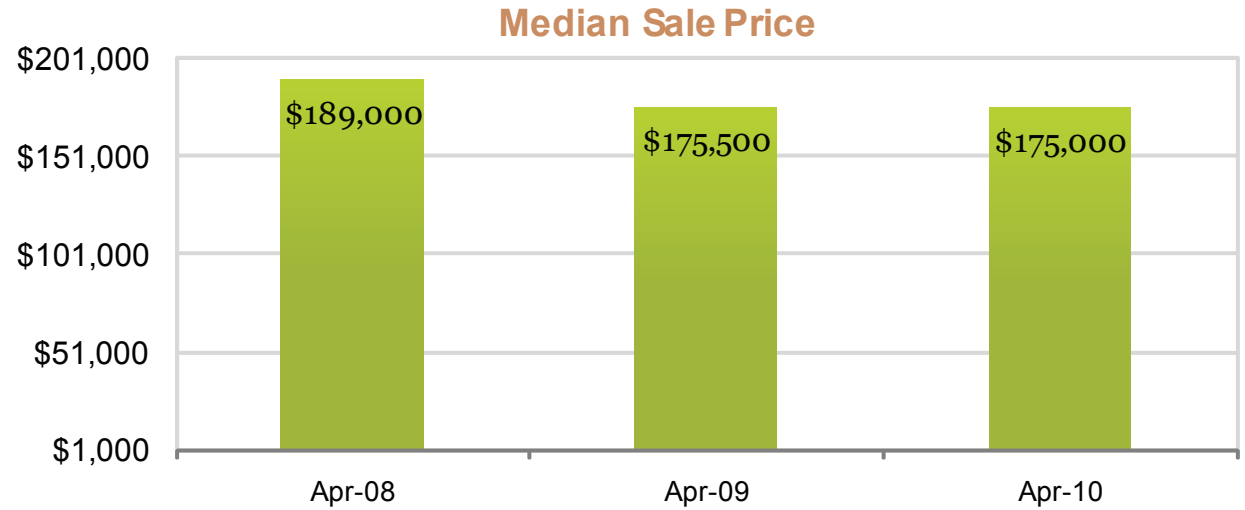
Data is for single-family detached homes

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

Home Sales Prices

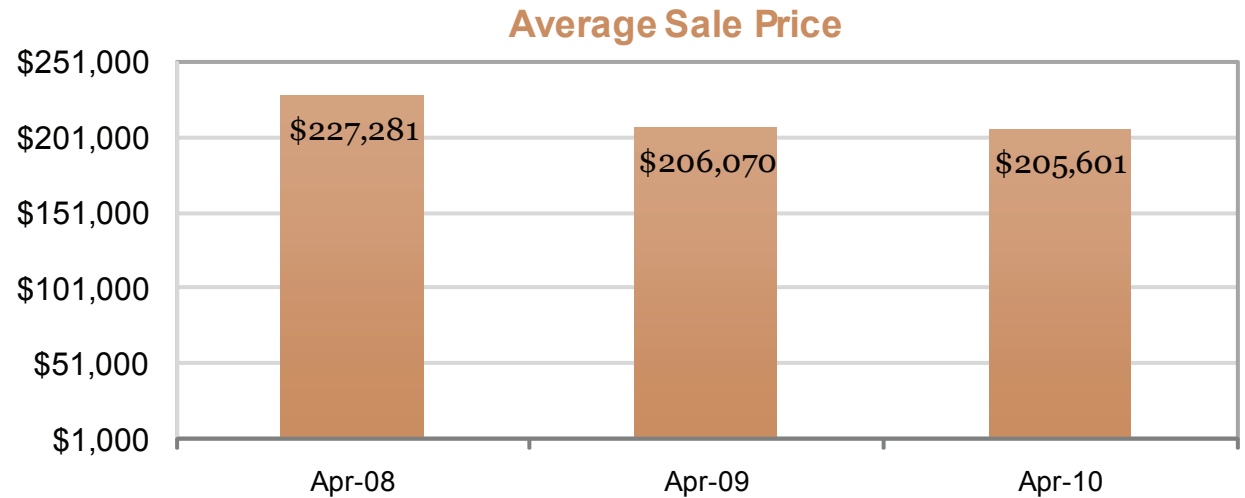
Median Sale Price

Year	2008	2009	2010
January	\$185,000	\$175,000	\$172,240
February	\$189,250	\$184,900	\$169,950
March	\$191,250	\$184,500	\$175,000
April	\$189,000	\$175,500	\$175,000
May	\$205,000	\$184,750	
June	\$203,500	\$185,800	
July	\$196,000	\$185,000	
August	\$195,000	\$186,000	
September	\$186,750	\$179,900	
October	\$189,417	\$170,000	
November	\$180,000	\$175,750	
December	\$179,900	\$175,875	



Average Sale Price

Year	2008	2009	2010
January	\$227,898	\$214,872	\$205,624
February	\$226,342	\$209,515	\$206,654
March	\$236,394	\$218,543	\$211,049
April	\$227,281	\$206,070	\$205,601
May	\$247,295	\$222,070	
June	\$248,375	\$222,183	
July	\$240,986	\$224,271	
August	\$239,018	\$211,969	
September	\$222,947	\$209,987	
October	\$224,270	\$209,614	
November	\$212,088	\$209,243	
December	\$218,633	\$216,687	



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.

Market Overview

2010		(DET) 2010	(DET) 2009	Percent Change	(ATT) 2010	(ATT) 2009	Percent Change	(DET+ATT) 2010 Year-to- Date	(DET+ATT) 2009 Year-to- Date	Percent Change
New Listings	Apr	1,869	1,461	27.93%	202	145	39.31%	7,074	6,290	12.46%
	May		1,472			163			7,925	
	Jun		1,564			171			9,660	
Pending Sales	Apr	1,271	836	52.03%	164	85	92.94%	4,296	2,947	45.78%
	May		856			73			3,876	
	Jun		933			125			4,934	
Closed Sales	Apr	678	542	25.09%	79	52	51.92%	2,277	1,837	23.95%
	May		566			51			2,454	
	Jun		649			73			3,176	
Dollar Volume of Closed Sales (in millions)	Apr	\$139.4	\$111.6	24.91%	\$12.2	\$8.1	50.62%	\$459.0	\$380.0	20.79%
	May		\$125.0			\$8.7			\$513.7	
	Jun		\$144.2			\$10.8			\$668.7	
Median Sales Price	Apr	\$175,000	\$175,500	-0.28%	\$142,000	\$153,700	-7.61%	--	--	--
	May		\$184,750			\$156,590		--	--	--
	Jun		\$185,800			\$144,900		--	--	--
Average Sales Price	Apr	\$205,601	\$206,070	-0.23%	\$154,508	\$156,420	-1.22%	--	--	--
	May		\$222,070			\$170,333		--	--	--
	Jun		\$222,183			\$148,455		--	--	--
Total Active Listings Available	Apr	5,069	5,399	-6.11%	582	655	-11.15%	--	--	--
	May		5,422			660		--	--	--
	Jun		5,480			634		--	--	--
Average Days on Market	Apr	74	85	-12.94%	96	105	-8.57%	--	--	--
	May		78			99		--	--	--
	Jun		85			67		--	--	--

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Market Comparison Albuquerque & Rio Rancho

City of Albuquerque		(DET) 2010	(DET) 2009	Percent Change	City of Rio Rancho		(DET) 2010	(DET) 2009	Percent Change		
New Listings	Apr	1,212	970	24.95%	New Listings	Apr	317	255	24.31%		
	May					958				May	257
	Jun					1,031				Jun	258
Pending Sales	Apr	912	590	54.58%	Pending Sales	Apr	225	146	54.11%		
	May					607				May	165
	Jun					660				Jun	165
Closed Sales	Apr	477	374	27.54%	Closed Sales	Apr	124	89	39.33%		
	May					413				May	89
	Jun					471				Jun	118
Median Sales Price	Apr	\$175,900	\$178,000	-1.18%	Median Sales Price	Apr	\$166,500	\$160,000	4.06%		
	May					\$189,000				May	\$165,000
	Jun					\$187,500				Jun	\$180,750
Average Sales Price	Apr	\$210,389	\$205,901	2.18%	Average Sales Price	Apr	\$185,473	\$185,886	-0.22%		
	May					\$227,437				May	\$185,442
	Jun					\$226,141				Jun	\$199,628
Total Active	Apr	3,059	3,245	-5.73%	Total Active	Apr	816	934	-12.63%		
	May					3,224				May	927
	Jun					3,279				Jun	920
Average Days on Market	Apr	64	70	-8.57%	Average Days on Market	Apr	83	103	-19.42%		
	May					71				May	87
	Jun					77				Jun	102

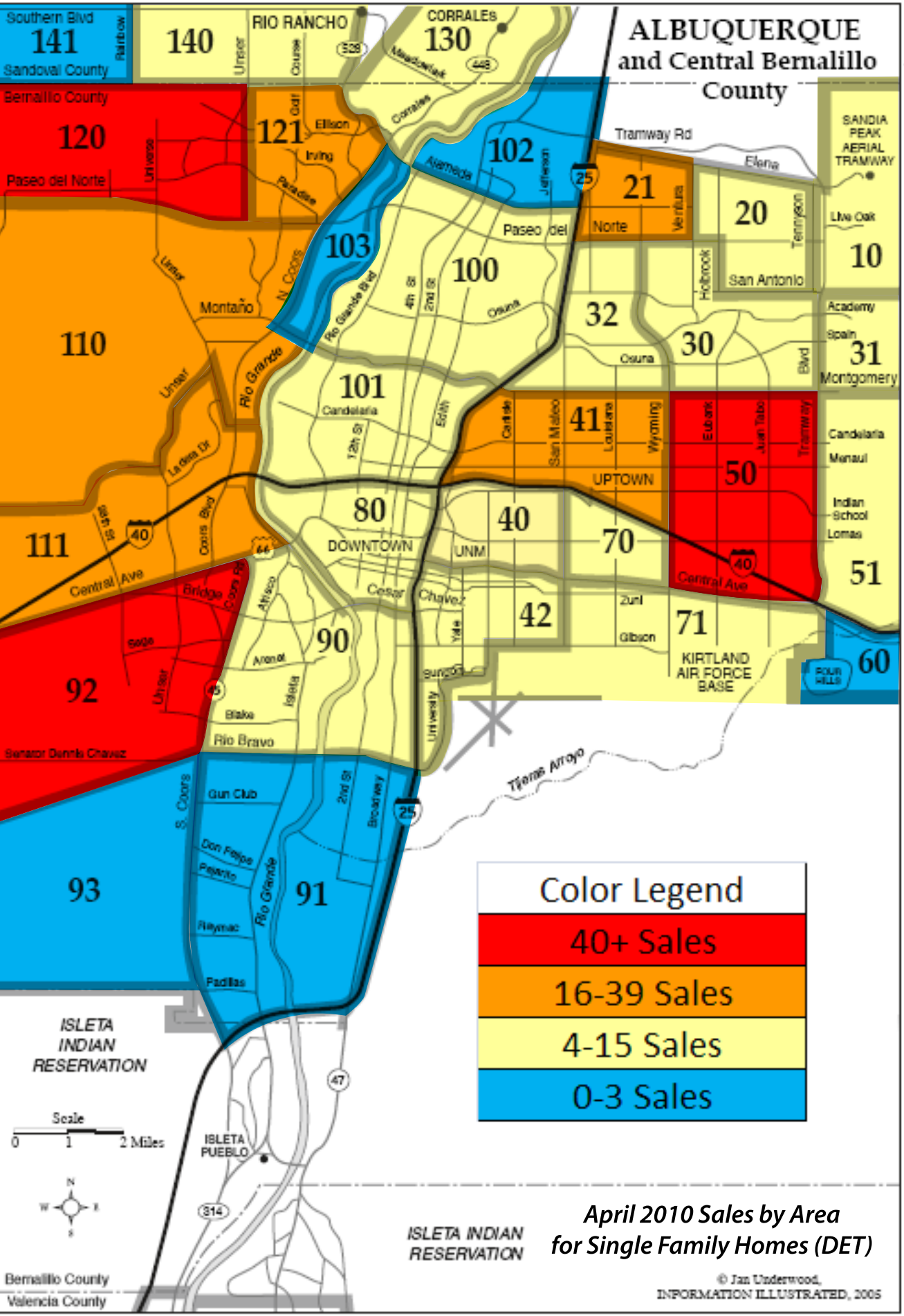
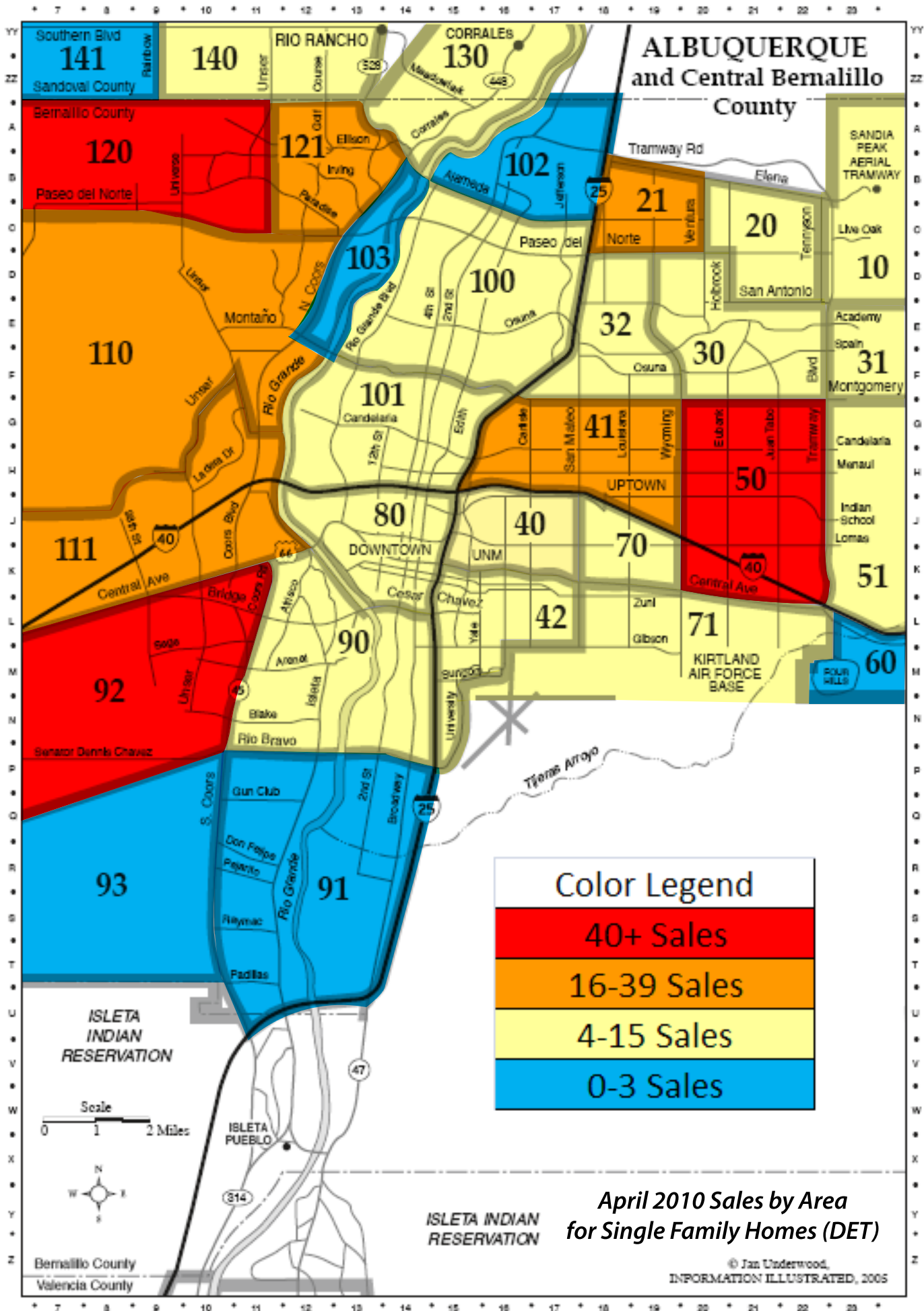
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Market Comparison

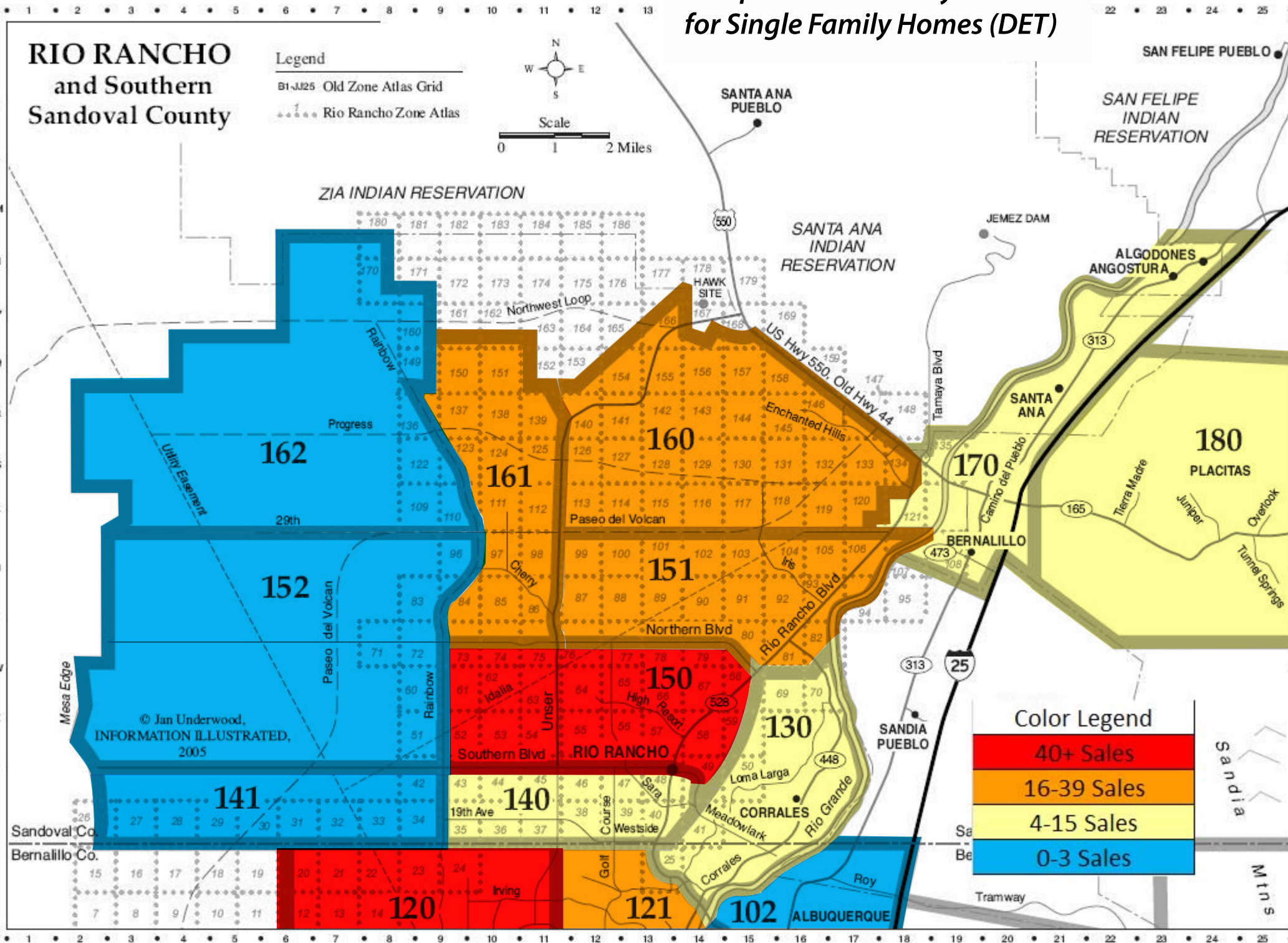
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2010	(DET) 2009	Percent Change	Valencia County		(DET) 2010	(DET) 2009	Percent Change
New Listings	Apr	127	96	32.29%	New Listings	Apr	130	84	54.76%
	May		109			May		97	
	Jun		107			Jun		107	
Pending Sales	Apr	39	31	25.81%	Pending Sales	Apr	65	47	38.30%
	May		29			May		35	
	Jun		26			Jun		56	
Closed Sales	Apr	23	22	4.55%	Closed Sales	Apr	40	43	-6.98%
	May		21			May		30	
	Jun		18			Jun		30	
Median Sales Price	Apr	\$198,000	N/A	N/A	Median Sales Price	Apr	\$147,250	N/A	N/A
	May		\$212,500			May		\$135,950	
	Jun		\$214,750			Jun		\$133,998	
Average Sales Price	Apr	\$214,735	N/A	N/A	Average Sales Price	Apr	\$156,716	N/A	N/A
	May		\$219,738			May		\$145,744	
	Jun		\$251,578			Jun		\$162,973	
Total Active	Apr	432	N/A	N/A	Total Active	Apr	470	N/A	N/A
	May		N/A			May		N/A	
	Jun		473			Jun		477	
Average Days on Market	Apr	114	N/A	N/A	Average Days on Market	Apr	112	N/A	N/A
	May		91			May		N/A	
	Jun		80			Jun		120	

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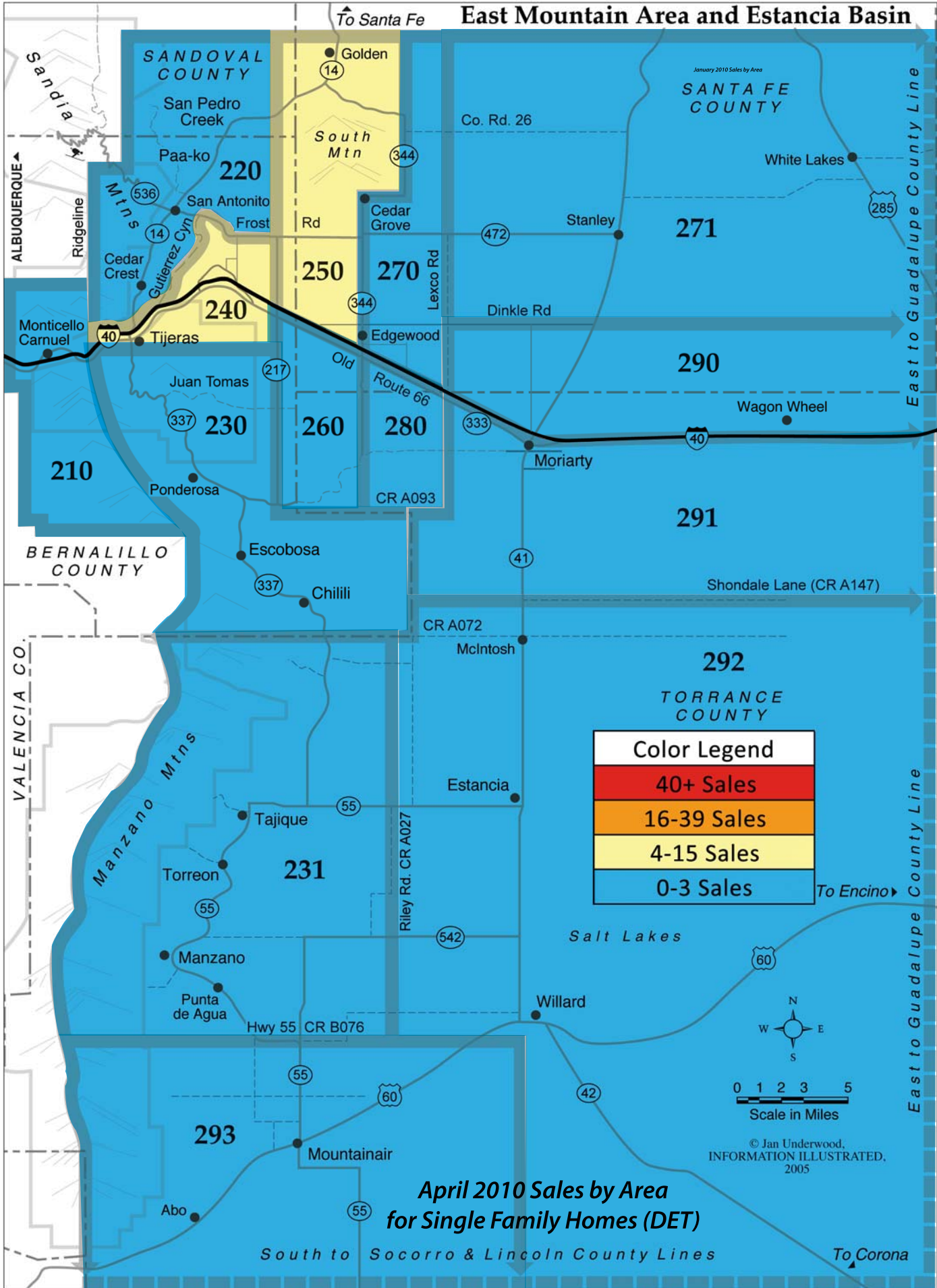


April 2010 Sales by Area for Single Family Homes (DET)

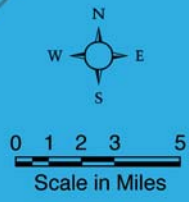


East Mountain Area and Estancia Basin

January 2010 Sales by Area



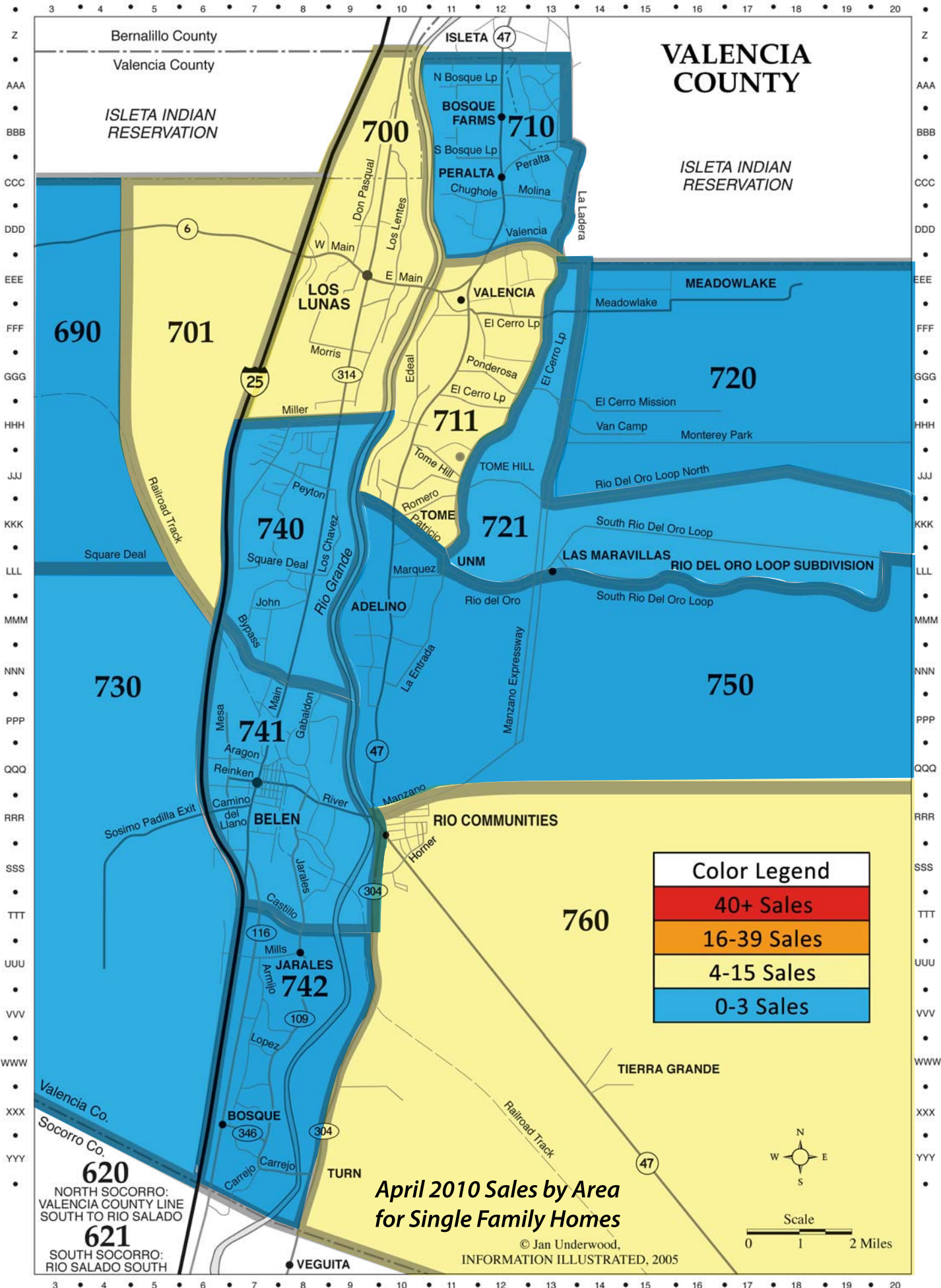
Color Legend	
	40+ Sales
	16-39 Sales
	4-15 Sales
	0-3 Sales



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April 2010 Sales by Area for Single Family Homes (DET)

South to Socorro & Lincoln County Lines



Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

ISLETA 47

N Bosque Lp
BOSQUE FARMS
S Bosque Lp

PERALTA
Chughole
Molina
Valencia

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

TOME HILL

TOME

UNM

721

RIO DEL ORO LOOP SUBDIVISION

Square Deal

740

ADELINO

730

741

BELEN

RIO COMMUNITIES

750

760

JARALES
742

TIERRA GRANDE

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

TURN

VEGUITA

