



www.gaar.com

Monthly Highlights

- Pending sales for detached single-family homes rose 2.13 percent from the previous month yet monthly home sales declined for the fourth consecutive month.
- The median sale price for single-family detached home sales saw a modest decline in August to \$182,500, down 1.88 percent from both the previous year and previous month.
- Active listing inventory for single-family, detached homes is at 5,759, up 8.68 percent from the previous year.

Table of Contents

Market Inventory.....	2
Market Activity.....	3
Home Sales by Area.....	4
Closed Sales by Price.....	5-6
Supply-Demand/Absorption Rate.....	7
Home Sales Prices.....	8
Market Overview.....	9
Market Comparisons.....	10-11
Area Sales Color Maps.....	12-15

Monthly
Market
REPORT **Aug 2010**

Contact

Mark Pando, 2010 GAAR President

Phone 505-249-0188

Email mark@gaar.com

Market Inventory

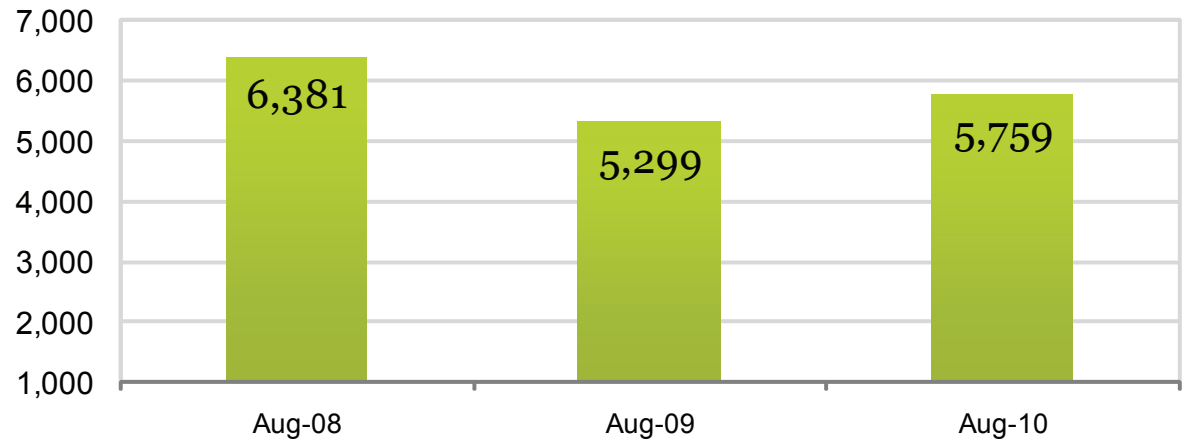
Detached Historical

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	5,438
June	6,428	5,480	5,723
July	6,402	5,476	5,803
August	6,381	5,299	5,759
September	6,181	5,156	
October	5,962	4,938	
November	5,744	4,834	
December	5,222	4,630	

Attached Historical

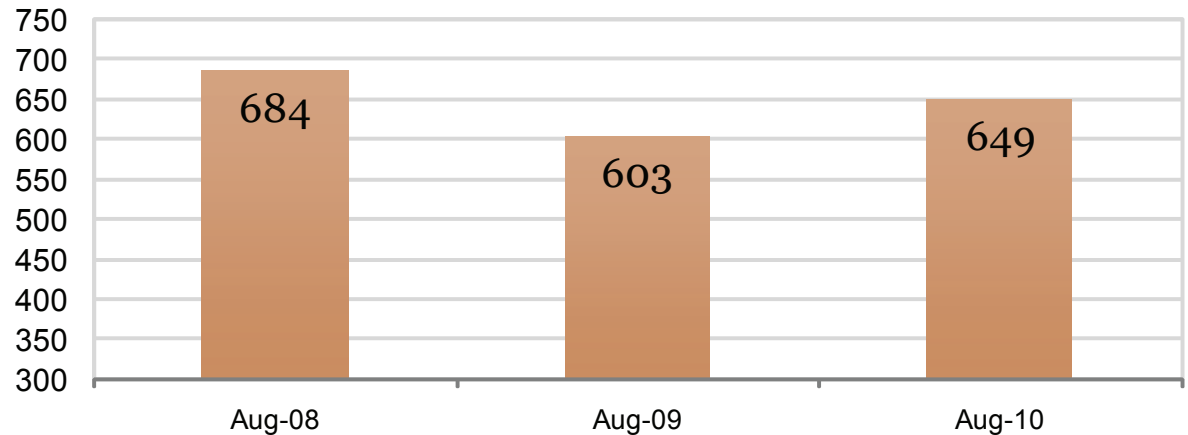
Year	2008	2009	2010
January	551	616	566
February	556	664	589
March	598	653	626
April	612	655	582
May	632	660	607
June	646	634	623
July	680	652	668
August	684	603	649
September	675	598	
October	655	590	
November	605	579	
December	599	546	

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)

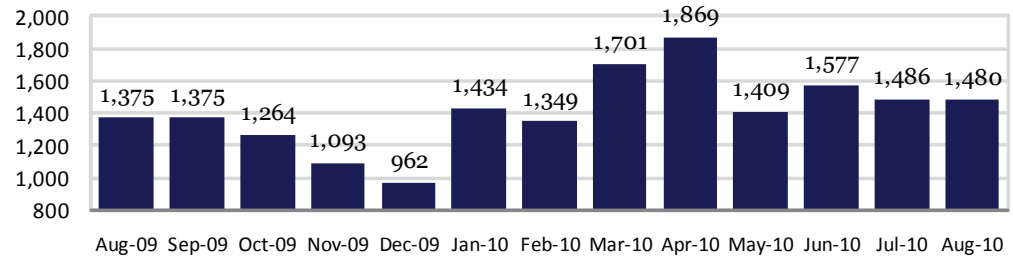
Market Activity

Month	New	Pending	Closed
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
May-10	1,409	678	731
Jun-10	1,577	729	723
Jul-10	1,486	752	557
Aug-10	1,480	768	511

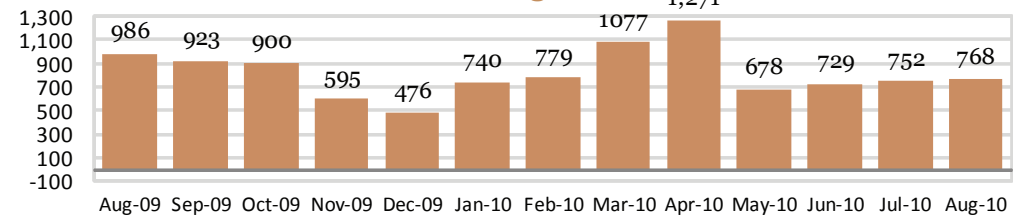
Change from last month/year

	Aug-10	Jul-10	Aug-09
New	1,480	1,486	1,375
% Change	-	-0.40%	7.64%
Pending	768	752	986
% Change	-	2.13%	-22.11%
Closed	511	557	600
% Change	-	-8.26%	-14.83%

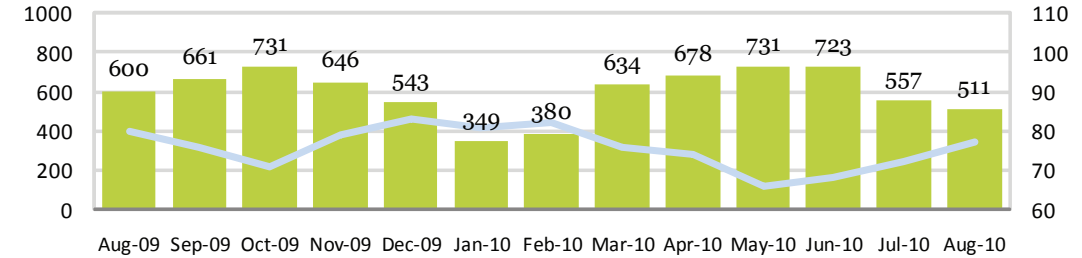
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for August 2010 detached sales was 77.

Data is for single-family detached homes

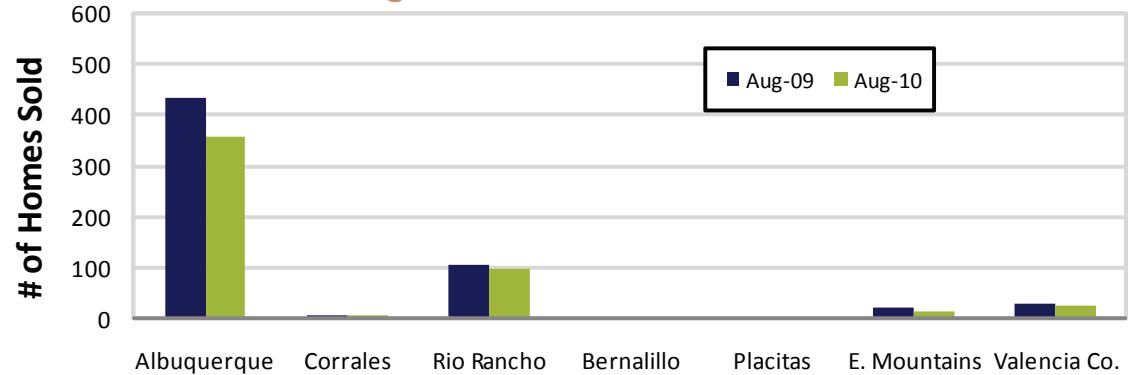
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Aug-09	Aug-10
10-121	Albuquerque	433	357
130	Corrales	6	8
140-162	Rio Rancho	104	99
180	Bernalillo	2	2
190	Placitas	4	4
210-293	E. Mountains	22	15
690-760	Valencia Co.	29	26
Total	All	600	511

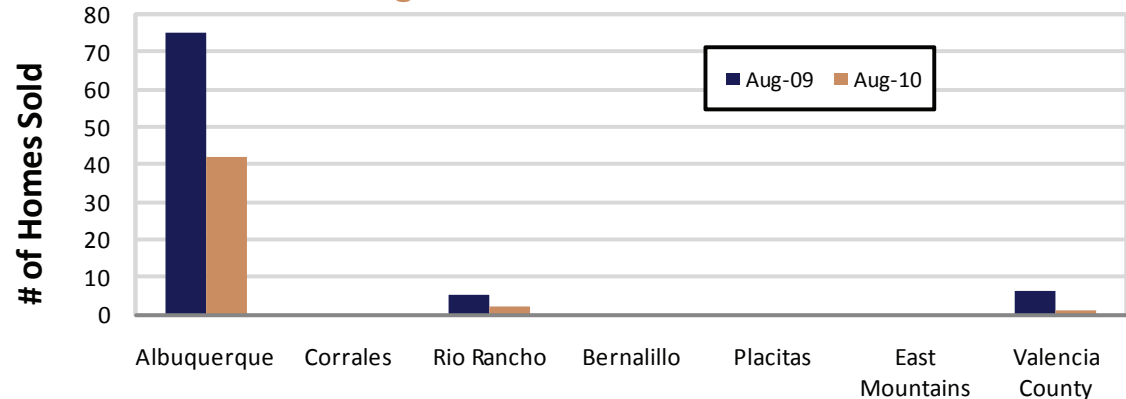
August 2009 & 2010 Detached Sales



Condo/townhome (attached) sales

MLS Area	Area Name	Aug-09	Aug-10
10-121	Albuquerque	75	42
130	Corrales	0	0
140-162	Rio Rancho	5	2
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	6	1
Total	All	86	45

August 2009 & 2010 Attached Sales

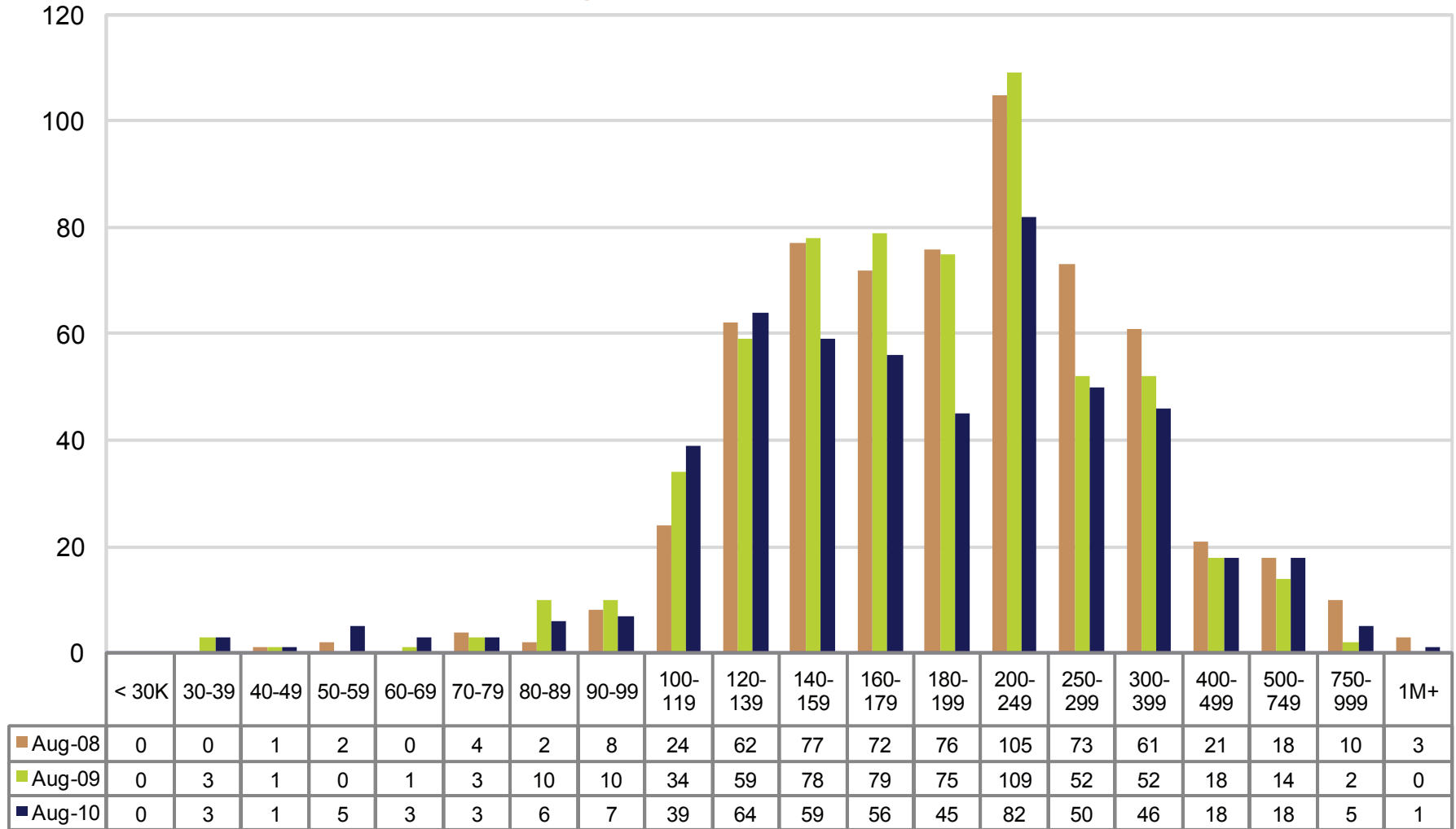


MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
August historical (in thousands)



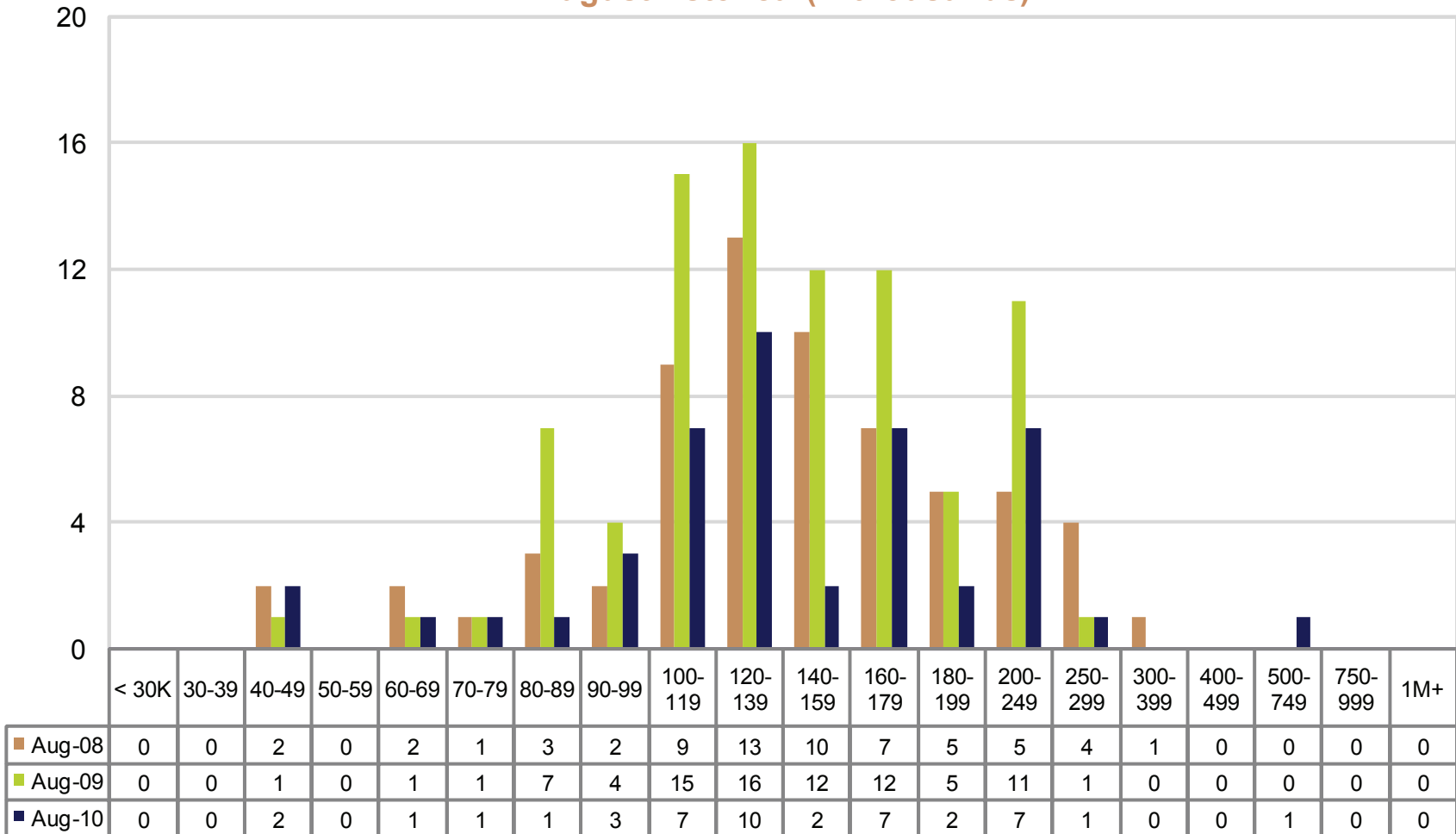
Top Selling Price Range for Detached Homes (for August 2010)

\$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
August historical (in thousands)



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

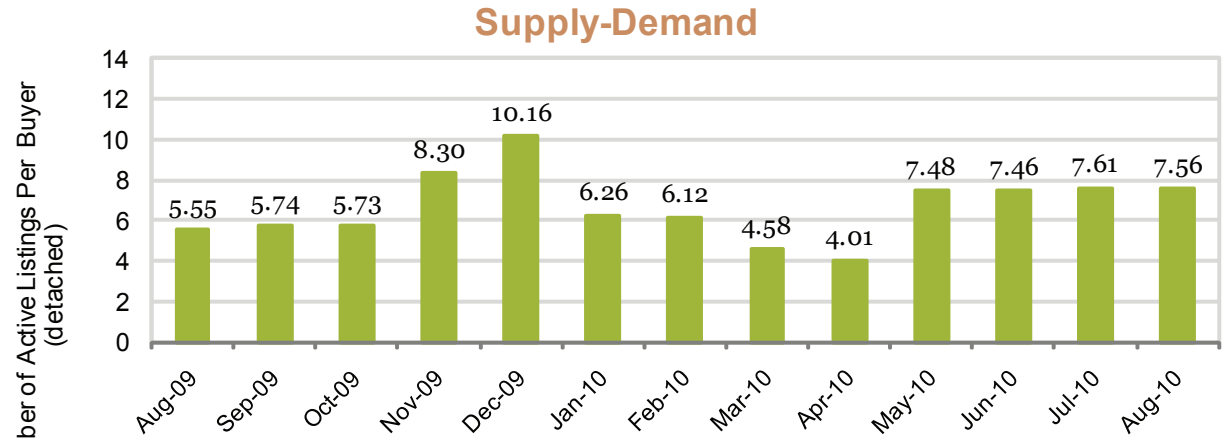
\$120,000 - \$139,999

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

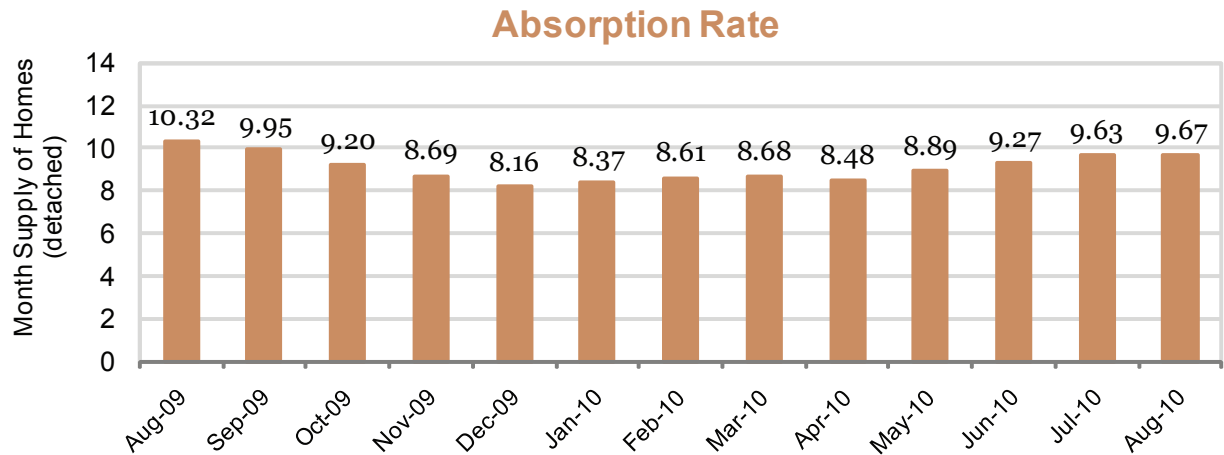
Year	2008	2009	2010
January	6.25	9.15	6.26
February	7.19	10.02	6.12
March	6.69	7.18	4.58
April	6.77	6.39	4.01
May	6.84	6.31	7.48
June	7.28	5.81	7.46
July	7.38	6.26	7.61
August	8.85	5.55	7.56
September	9.04	5.74	
October	10.75	5.73	
November	12.09	8.30	
December	12.04	10.16	



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	7.09	9.38	8.37
February	7.34	9.76	8.61
March	7.95	9.94	8.68
April	8.35	10.21	8.48
May	9.14	10.43	8.89
June	9.74	10.69	9.27
July	10.07	10.63	9.63
August	10.33	10.32	9.67
September	10.16	9.95	
October	10.04	9.20	
November	9.87	8.69	
December	9.11	8.16	



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.

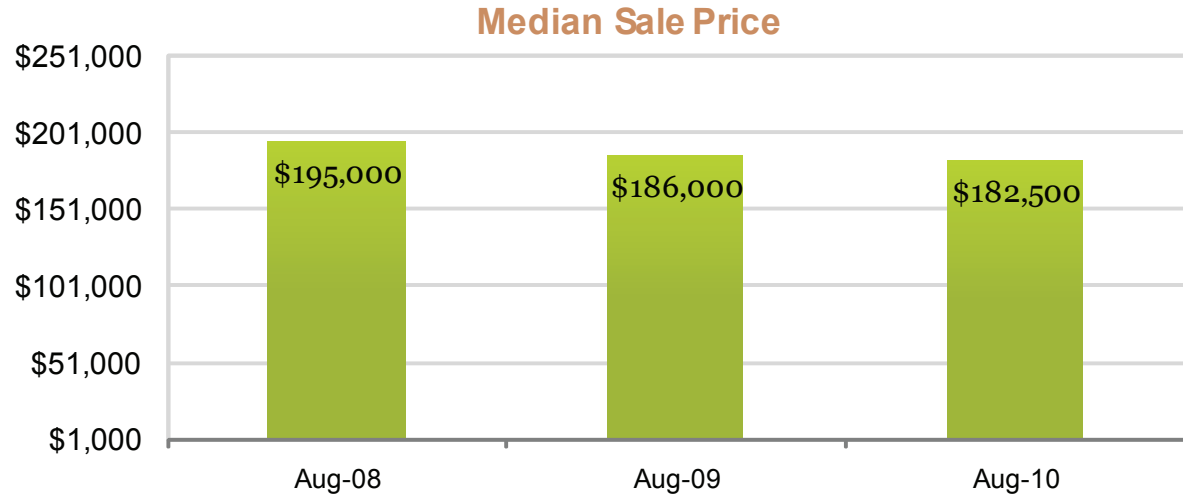
Data is for single-family detached homes

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

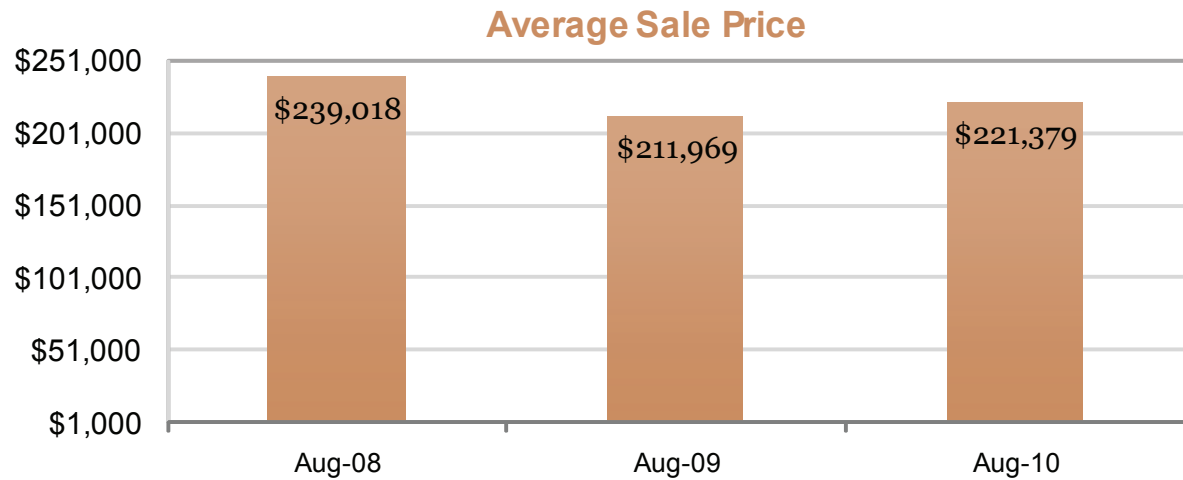
Median Sale Price

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	\$175,000
June	\$203,500	\$185,800	\$181,000
July	\$196,000	\$185,000	\$186,000
August	\$195,000	\$186,000	\$182,500
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	\$210,406
June	\$248,375	\$222,183	\$219,723
July	\$240,986	\$224,271	\$230,213
August	\$239,018	\$211,969	\$221,379
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	Jul	1,486	1,610	-7.70%	177	189	-6.35%	12,017	11,459	4.87%
	Aug	1,480	1,375	7.64%	164	165	-0.61%	13,661	12,999	5.09%
	Sep		1,375			168			14,542	
Pending Sales	Jul	752	875	-14.06%	53	110	-51.82%	6,636	5,919	12.11%
	Aug	768	986	-22.11%	83	114	-27.19%	7,487	7,019	6.67%
	Sep		923			108			8,050	
Closed Sales	Jul	557	735	-24.22%	47	94	-50.00%	4,513	4,005	12.68%
	Aug	511	600	-14.83%	45	86	-47.67%	5,069	4,691	8.06%
	Sep		661			83			5,435	
Dollar Volume of Closed Sales (in millions)	Jul	\$128.2	\$164.8	-22.21%	\$6.4	\$14.5	-55.86%	\$932.7	\$848.0	9.99%
	Aug	\$113.1	\$127.2	-11.08%	\$6.9	\$12.5	-44.80%	\$1,052.7	\$987.7	6.58%
	Sep		\$138.8			\$12.6			\$1,139.1	
Median Sales Price	Jul	\$186,000	\$185,000	0.54%	\$130,000	\$139,000	-6.47%			
	Aug	\$182,500	\$186,000	-1.88%	\$135,900	\$137,500	-1.16%	--	--	--
	Sep		\$179,900			\$142,500				
Average Sales Price	Jul	\$230,213	\$224,271	2.65%	\$137,206	\$154,399	-11.14%			
	Aug	\$221,379	\$211,969	4.44%	\$153,150	\$144,768	5.79%	--	--	--
	Sep		\$209,987			\$152,094				
Total Active Listings Available	Jul	5,803	5,476	5.97%	668	652	2.45%			
	Aug	5,759	5,299	8.68%	649	603	7.63%	--	--	--
	Sep		5,156			598				
Average Days on Market	Jul	72	75	-4.00%	87	90	-3.33%			
	Aug	77	80	-3.75%	114	82	39.02%	--	--	--
	Sep		76			74				

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

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	Jul	969	1,066	-9.10%	New Listings	Jul	246	248	-0.81%
	Aug	1,007	938	7.36%		Aug	241	197	22.34%
	Sep		885			Sep		225	
Pending Sales	Jul	509	620	-17.90%	Pending Sales	Jul	157	160	-1.88%
	Aug	526	687	-23.44%		Aug	132	167	-20.96%
	Sep		638			Sep		148	
Closed Sales	Jul	400	522	-23.37%	Closed Sales	Jul	87	123	-29.27%
	Aug	357	433	-17.55%		Aug	99	104	-4.81%
	Sep		477			Sep		108	
Median Sales Price	Jul	\$190,000	\$188,000	1.06%	Median Sales Price	Jul	\$159,000	\$161,000	-1.24%
	Aug	\$185,000	\$187,000	-1.07%		Aug	\$170,000	\$169,700	0.18%
	Sep		\$181,900			Sep		\$174,500	
Average Sales Price	Jul	\$236,419	\$230,848	2.41%	Average Sales Price	Jul	\$171,237	\$188,482	-9.15%
	Aug	\$227,110	\$212,016	7.12%		Aug	\$189,253	\$198,615	-4.71%
	Sep		\$212,917			Sep		\$188,245	
Total Active	Jul	3,535	3,271	8.07%	Total Active	Jul	884	893	-1.01%
	Aug	3,554	3,185	11.59%		Aug	874	840	4.05%
	Sep		3,091			Sep		828	
Average Days on Market	Jul	69	71	-2.82%	Average Days on Market	Jul	70	81	-13.58%
	Aug	66	73	-9.59%		Aug	81	89	-8.99%
	Sep		67			Sep		87	

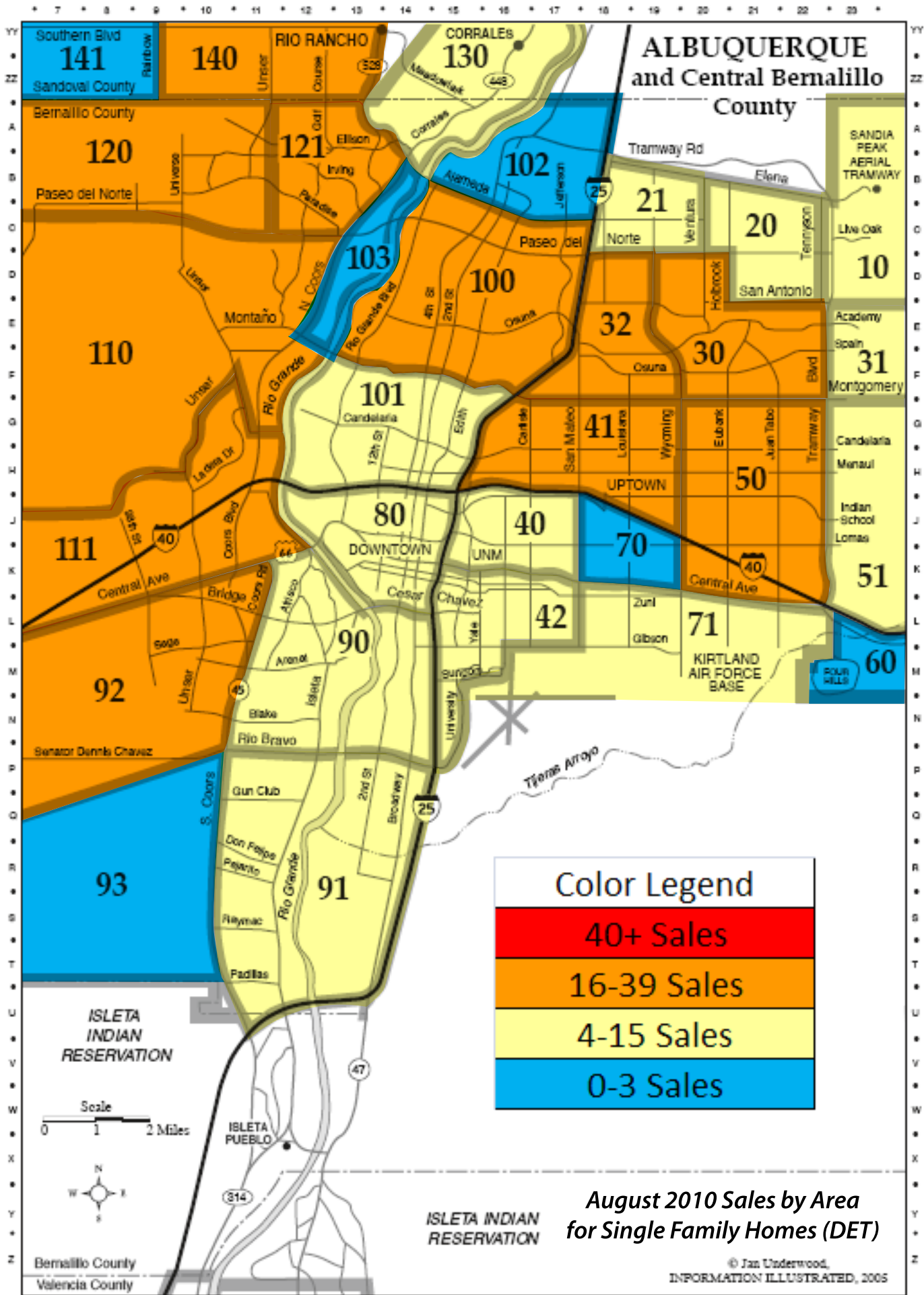
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Comparison

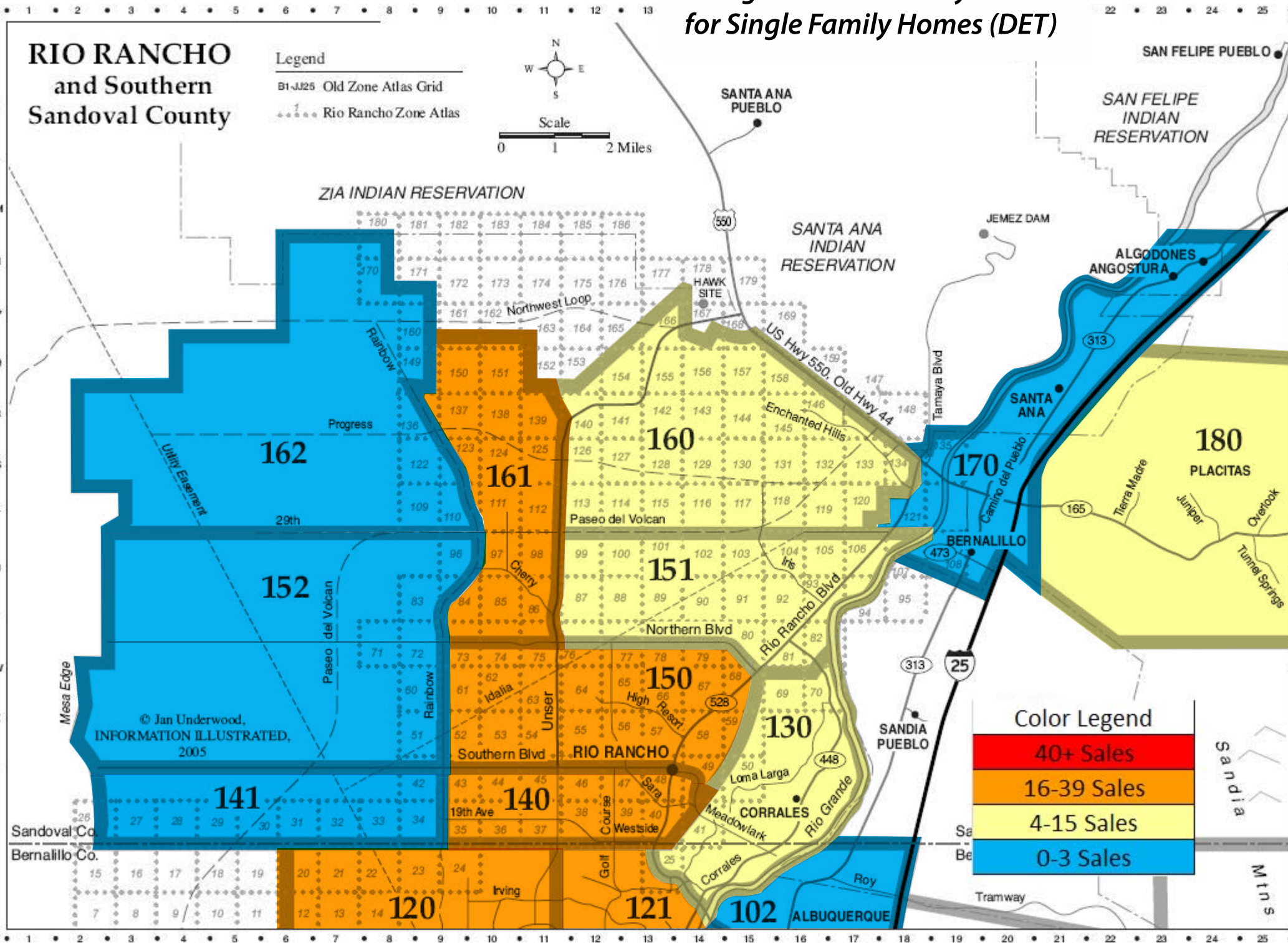
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2010	(DET) 2009	Percent Change	Valencia County		(DET) 2010	(DET) 2009	Percent Change
New Listings	Jul	102	110	-7.27%	New Listings	Jul	111	106	4.72%
	Aug	80	82	-2.44%		Aug	94	104	-9.62%
	Sep		81	-		Sep		123	-
Pending Sales	Jul	27	40	-32.50%	Pending Sales	Jul	34	42	-19.05%
	Aug	37	50	-26.00%		Aug	47	52	-9.62%
	Sep		45	-		Sep		67	-
Closed Sales	Jul	24	25	-4.00%	Closed Sales	Jul	26	46	-43.48%
	Aug	15	22	-31.82%		Aug	26	29	-10.34%
	Sep		30	-		Sep		36	-
Median Sales Price	Jul	\$286,500	\$230,000	24.57%	Median Sales Price	Jul	\$172,450	\$143,125	20.49%
	Aug	\$229,000	\$237,500	-3.58%		Aug	\$149,200	\$159,000	-6.16%
	Sep		\$233,000	-		Sep		\$155,000	-
Average Sales Price	Jul	\$326,642	\$250,181	30.56%	Average Sales Price	Jul	\$156,808	\$168,307	-6.83%
	Aug	\$258,940	\$251,927	2.78%		Aug	\$154,668	\$165,360	-6.47%
	Sep		\$229,762	-		Sep		\$150,693	-
Total Active	Jul	522	483	8.07%	Total Active	Jul	556	492	13.01%
	Aug	491	474	3.59%		Aug	655	473	38.48%
	Sep		451	-		Sep		467	-
Average Days on Market	Jul	81	112	-27.68%	Average Days on Market	Jul	109	73	49.32%
	Aug	148	88	68.18%		Aug	133	108	23.15%
	Sep		105	-		Sep		128	-

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

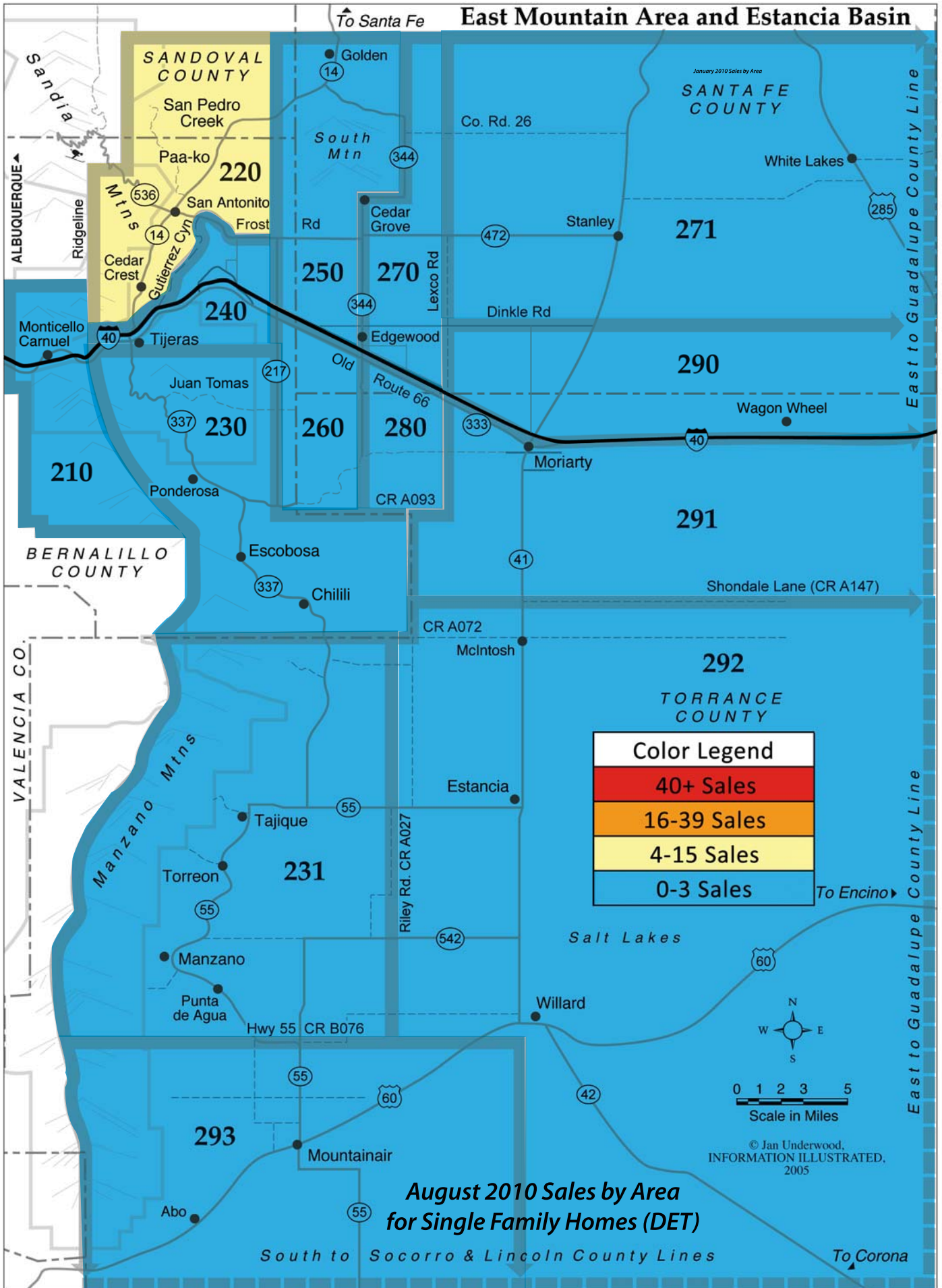


August 2010 Sales by Area for Single Family Homes (DET)

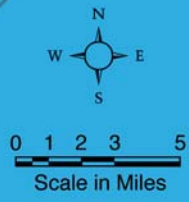


East Mountain Area and Estancia Basin

January 2010 Sales by Area



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

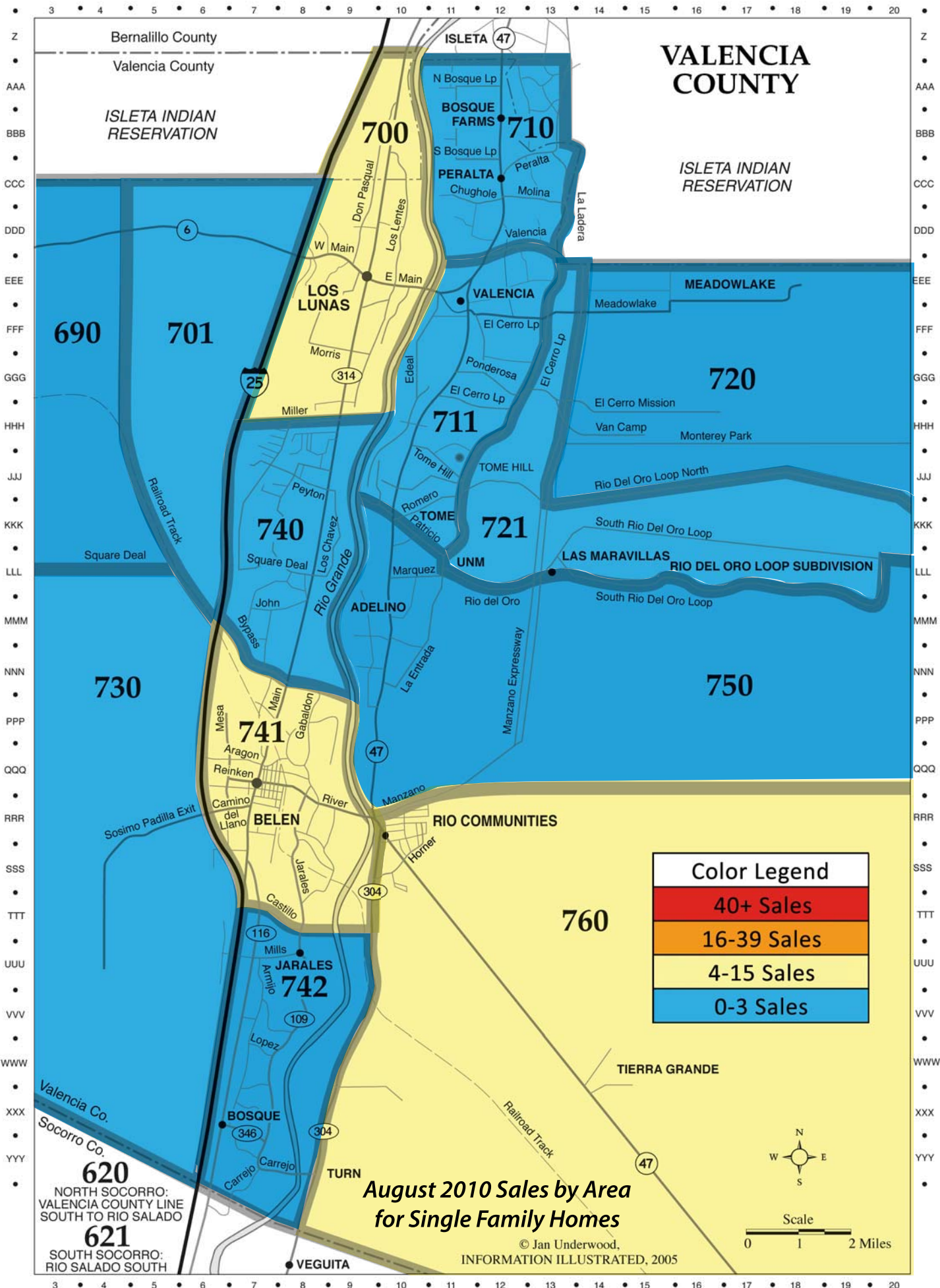


© Jan Underwood, INFORMATION ILLUSTRATED, 2005

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

South to Socorro & Lincoln County Lines

To Corona



Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

ISLETA 47

N Bosque Lp
BOSQUE FARMS 710
S Bosque Lp

PERALTA
Chughole

Peralta
Molina

Valencia

LOS LUNAS

VALENCIA

MEADOWLAKE

Meadowlake

El Cerro Lp

Ponderosa

El Cerro Lp

711

720

El Cerro Mission

Van Camp

Monterey Park

740

721

TOME HILL

TOME

Patricio

UNM

LAS MARAVILLAS

RIO DEL ORO LOOP SUBDIVISION

Rio del Oro

Manzano Expressway

Square Deal

730

741

ADELINO

750

BELEN

RIO COMMUNITIES

760

Reinken

Camino del Llano

Castillo

Mills

JARALES

742

Amplio

Lopez

BOSQUE

Carrejo

Carrejo

VEGUITA

TURN

TIERRA GRANDE

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

August 2010 Sales by Area for Single Family Homes

© Jan Underwood, INFORMATION ILLUSTRATED, 2005

