



www.gaar.com

Monthly Highlights

- Detached home sales for August 2011 increased 3.36 percent from the previous month and increased 26.42 percent from the previous year.
- The 646 reported detached sales in August 2011 makes this month the highest August sales month since 2007.
- Pending home sales for single-family detached homes are up 14.32 percent from the previous year and increased 7.73 percent from July 2011.

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.....	8-9
Market Overview.....	10
Market Comparisons.....	11-12
Area Sales Color Maps.....	13-16



Contact

Peter Parnegg, 2011 GAAR President

Phone 505-280-4333

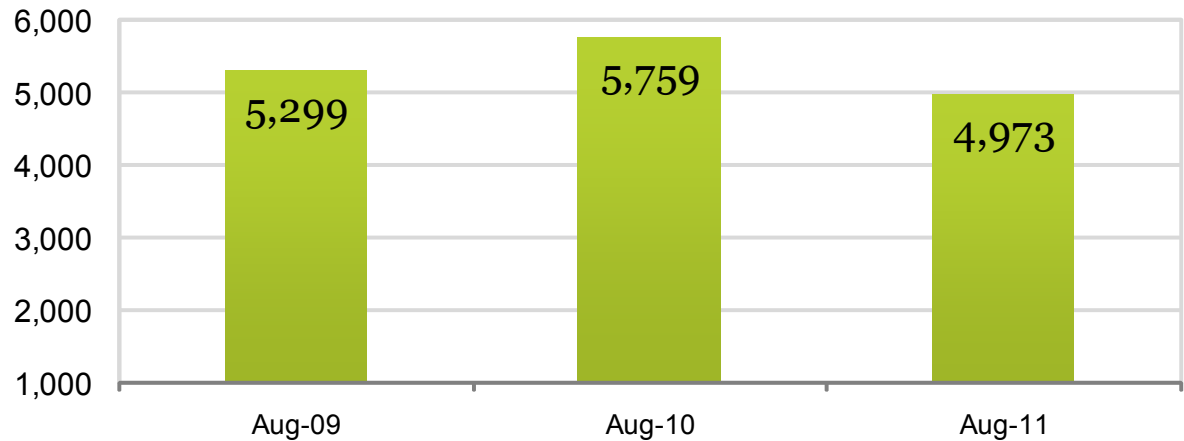
Email president@gaar.com

Market Inventory

Detached Historical

Year	2009	2010	2011
January	5,309	4,766	4,791
February	5,373	4,929	4,823
March	5,342	5,091	4,906
April	5,399	5,069	4,981
May	5,422	5,438	5,068
June	5,480	5,723	5,008
July	5,476	5,803	5,082
August	5,299	5,759	4,973
September	5,156	5,759	
October	4,938	5,481	
November	4,834	5,110	
December	4,630	4,794	

Detached homes on market

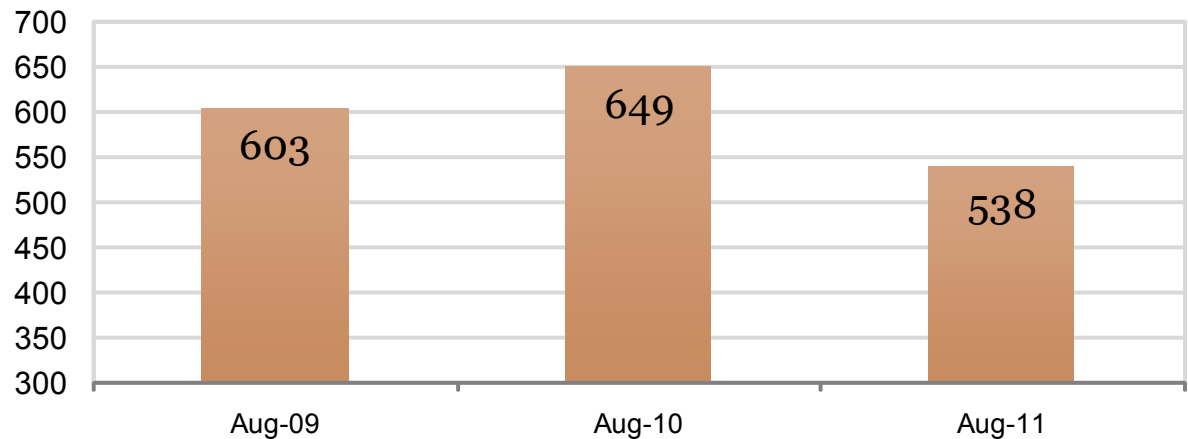


Detached represents existing single-family detached homes

Attached Historical

Year	2009	2010	2011
January	616	566	505
February	664	589	511
March	653	626	538
April	655	582	530
May	660	607	557
June	634	623	544
July	652	668	554
August	603	649	538
September	598	617	
October	590	618	
November	579	574	
December	546	526	

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

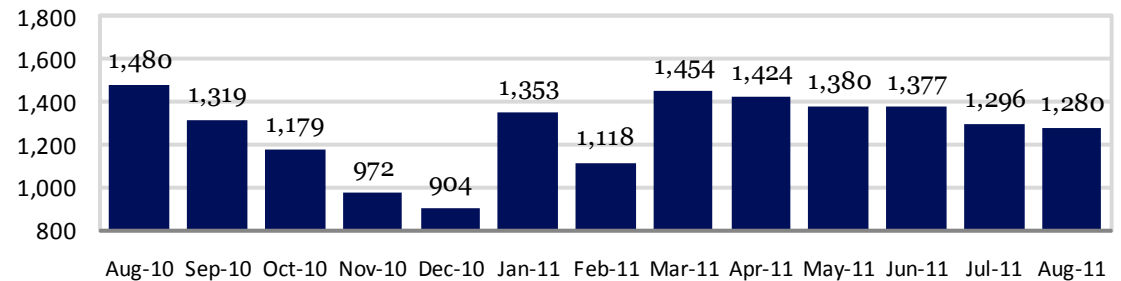
Month	New	Pending	Closed
Aug-10	1,480	768	511
Sep-10	1,319	657	479
Oct-10	1,179	655	456
Nov-10	972	589	469
Dec-10	904	540	505
Jan-11	1,353	693	363
Feb-11	1,118	703	410
Mar-11	1,454	903	570
Apr-11	1,424	903	567
May-11	1,380	899	632
Jun-11	1,377	934	658
Jul-11	1,296	815	625
Aug-11	1,280	878	646

Change from last month/year

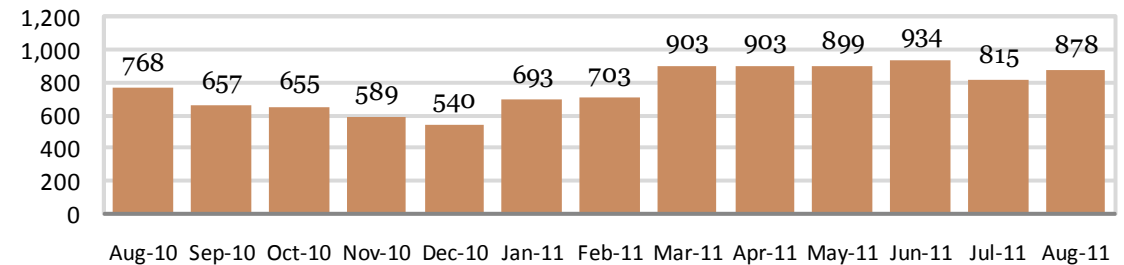
	Aug-11	Jul-11	Aug-10
New	1,280	1,296	1,480
% Change	-	-1.23%	-13.51%
Pending	878	815	768
% Change	-	7.73%	14.32%
Closed	646	625	511
% Change	-	3.36%	26.42%

Data is for single-family detached homes

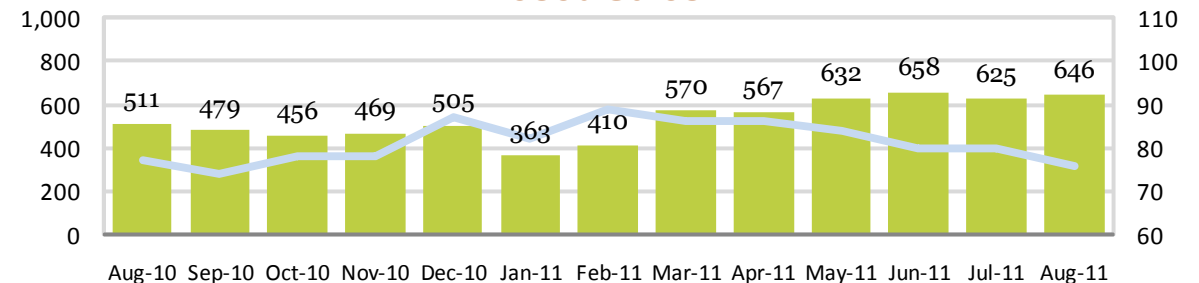
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for August 2011 detached sales was 76.

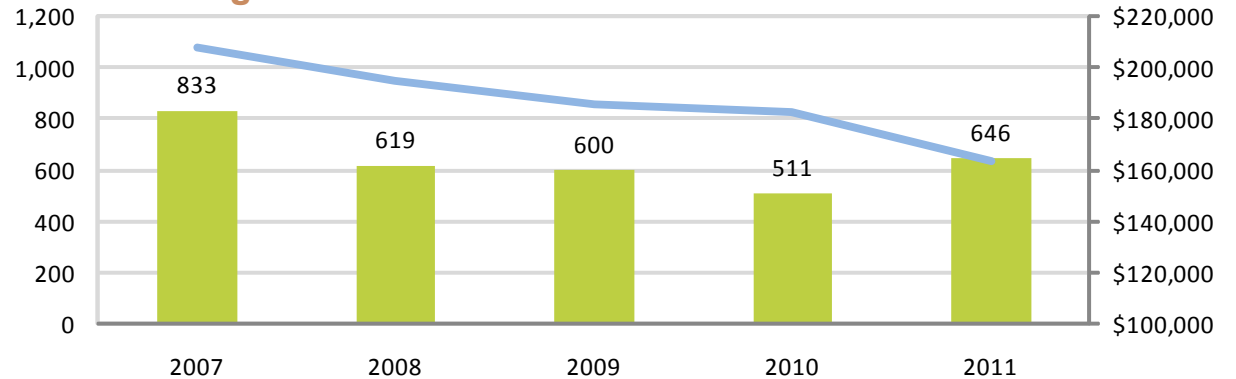
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Aug-10	Aug-11
10-121	Albuquerque	357	440
130	Corrales	8	10
140-162	Rio Rancho	99	113
180	Bernalillo	2	5
190	Placitas	4	3
210-293	E. Mountains	15	31
690-760	Valencia Co.	26	44
Total	All	511	646

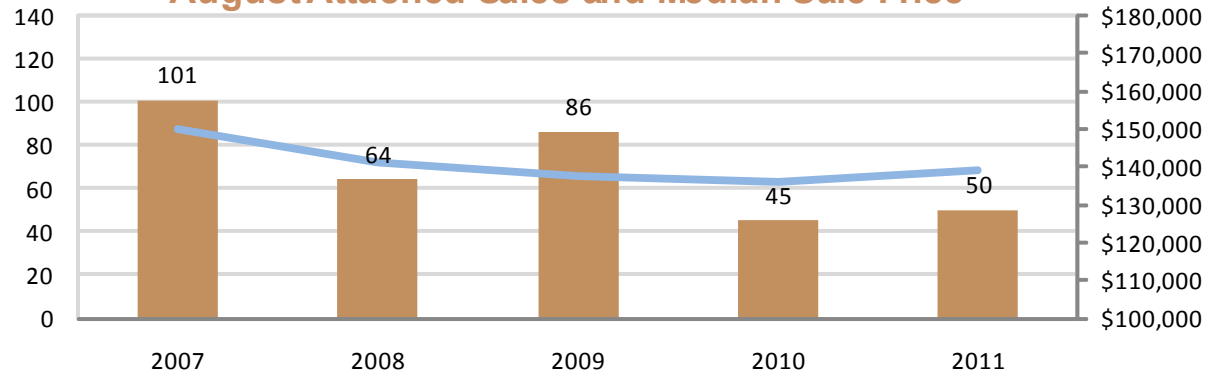
August Detached Sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Aug-10	Aug-11
10-121	Albuquerque	42	45
130	Corrales	0	0
140-162	Rio Rancho	2	4
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	1	1
Total	All	45	50

August Attached Sales and Median Sale Price



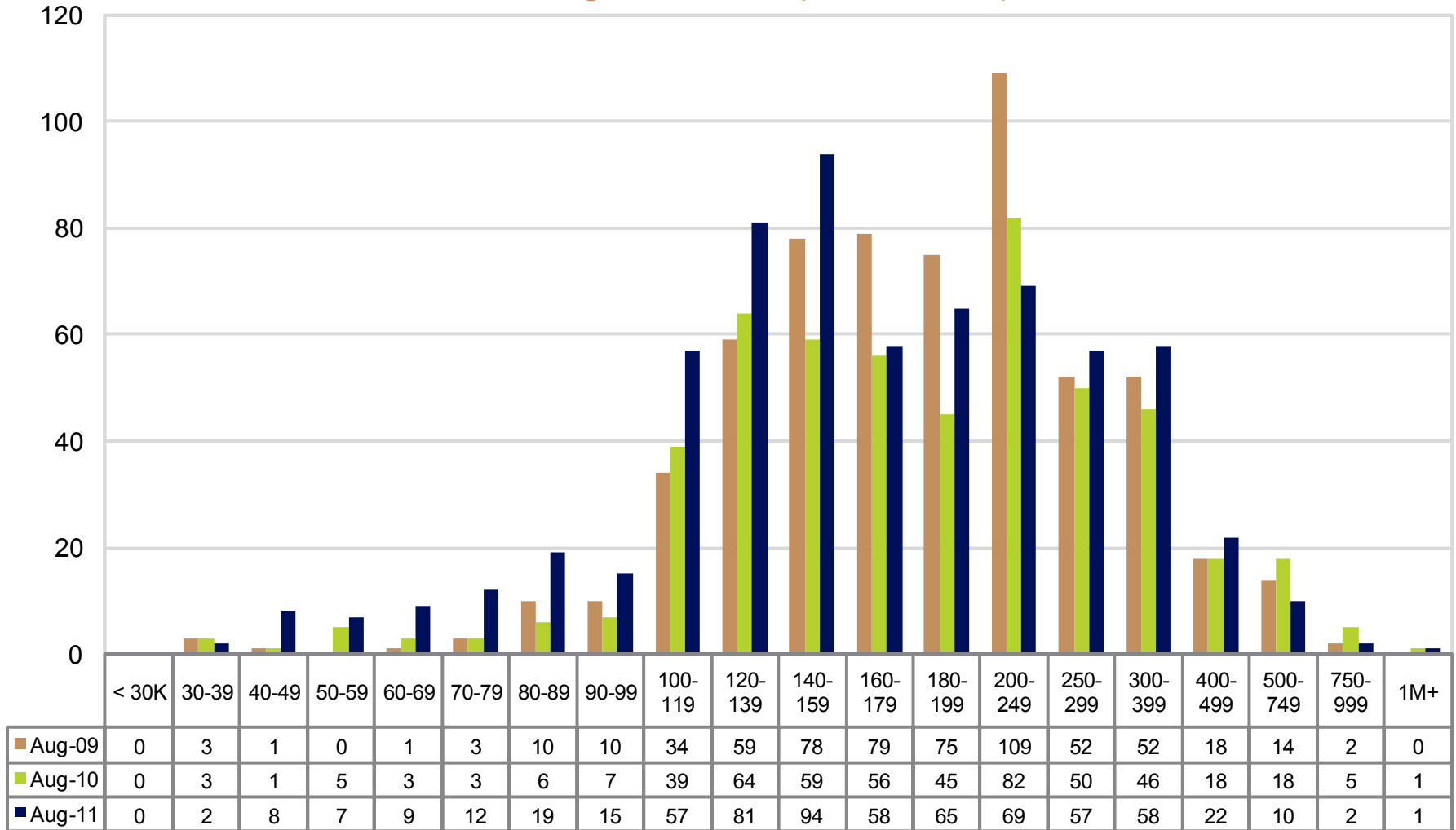
MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

Line on charts represents monthly 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
August historical (in thousands)



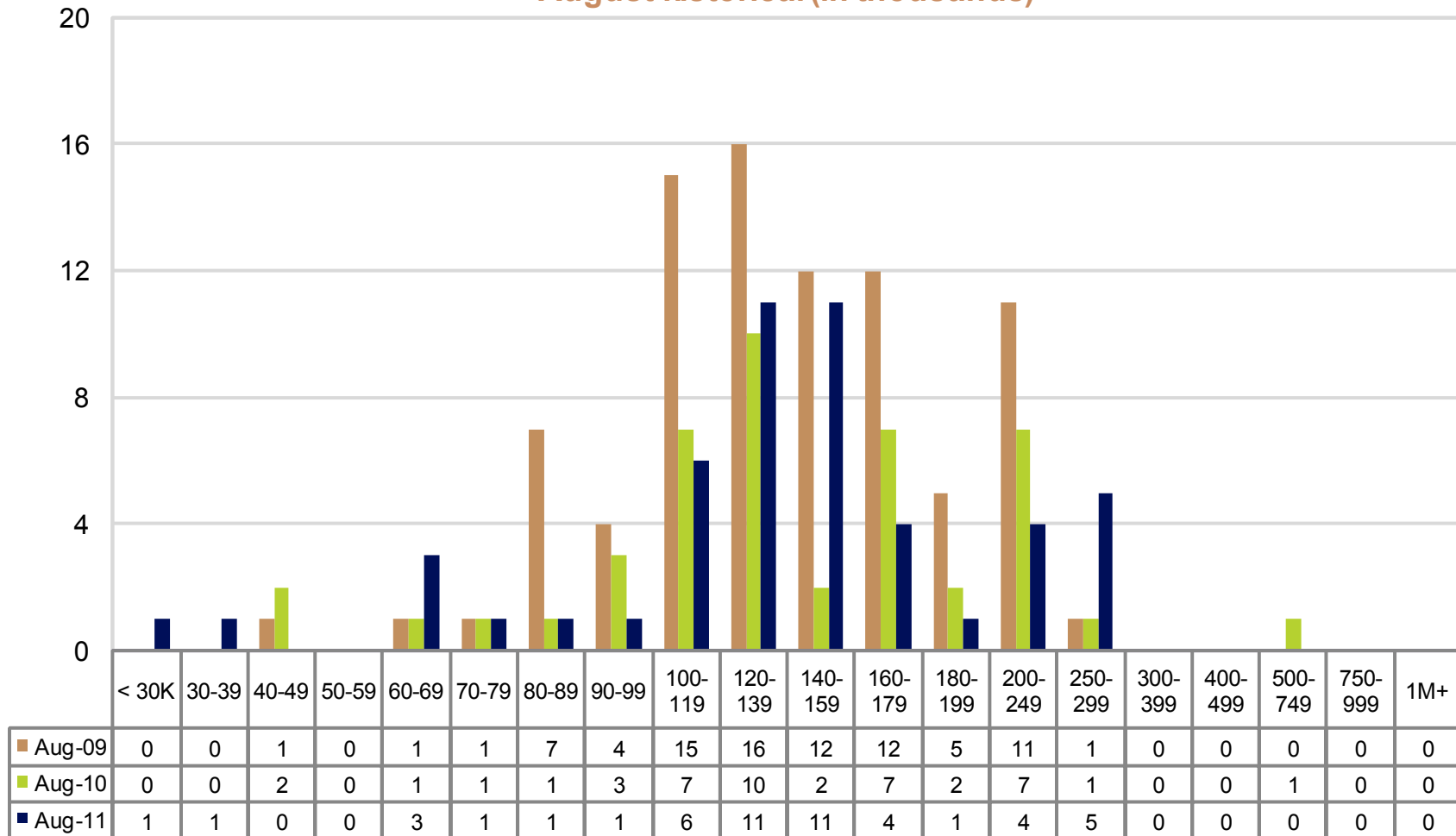
Top Selling Price Range for Detached Homes (for August 2011)

\$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.

Closed Sales by Price

Attached Sales by Price
August historical (in thousands)



Top Selling Price Ranges for Attached Homes (for August 2011)

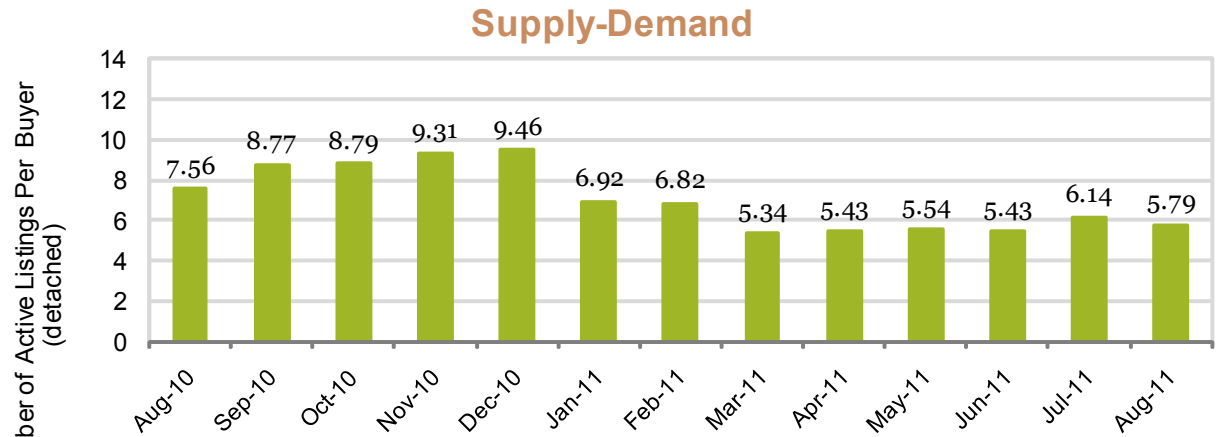
\$120,000 - \$139,999 and \$140,000 - \$159,999

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

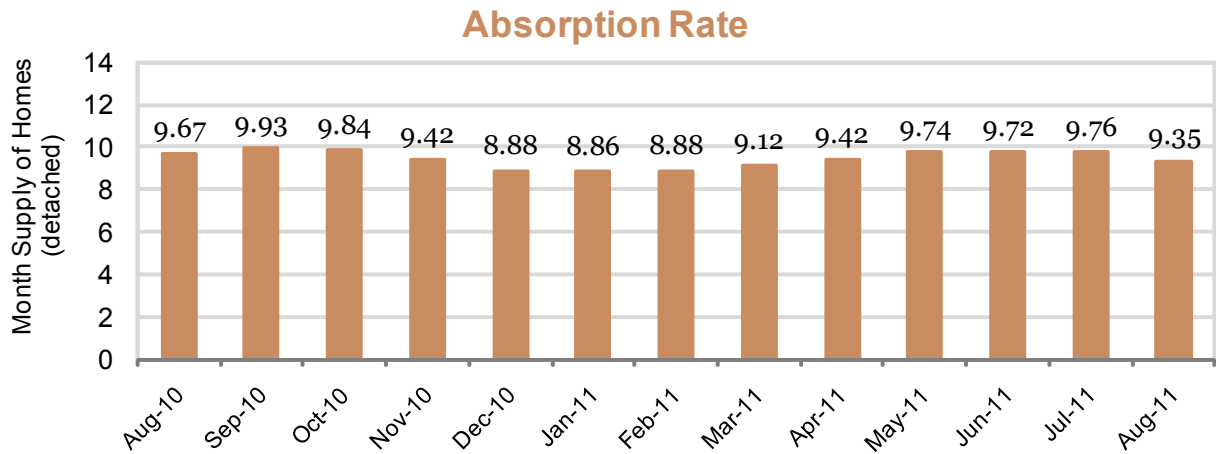
Year	2009	2010	2011
January	9.15	6.26	6.92
February	10.02	6.12	6.82
March	7.18	4.58	5.34
April	6.39	4.01	5.43
May	6.31	7.48	5.54
June	5.81	7.46	5.43
July	6.26	7.61	6.14
August	5.55	7.56	5.79
September	5.74	8.77	
October	5.73	8.79	
November	8.30	9.31	
December	10.16	9.46	



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	2009	2010	2011
January	9.38	8.37	8.86
February	9.76	8.61	8.88
March	9.94	8.68	9.12
April	10.21	8.48	9.42
May	10.43	8.89	9.74
June	10.69	9.27	9.72
July	10.63	9.63	9.76
August	10.32	9.67	9.35
September	9.95	9.93	
October	9.20	9.84	
November	8.69	9.42	
December	8.16	8.88	



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.

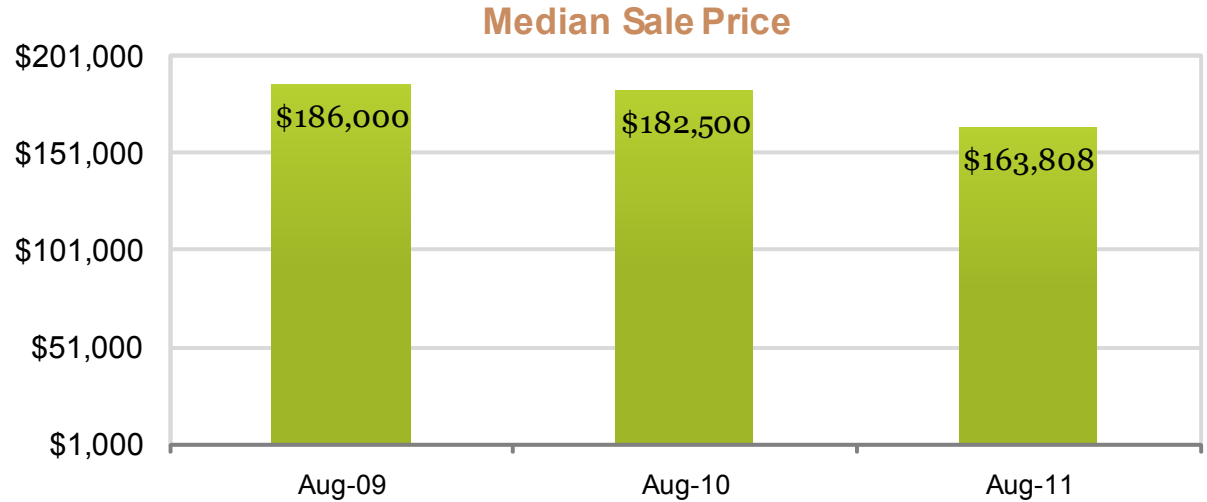
Data is for single-family detached homes

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

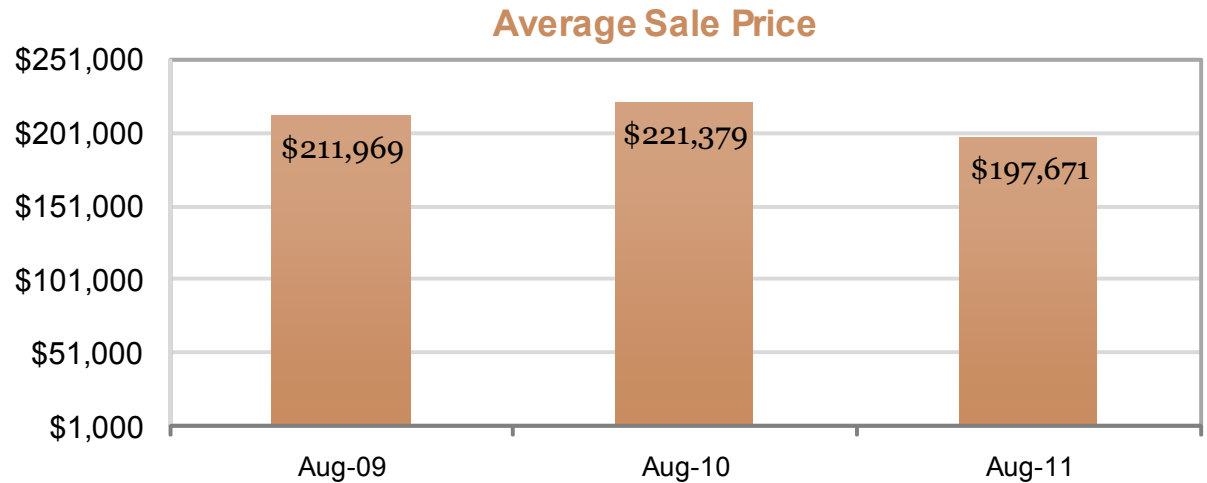
Median Sale Price

Year	2009	2010	2011
January	\$175,000	\$172,240	\$172,000
February	\$184,900	\$169,950	\$171,750
March	\$184,500	\$175,000	\$162,000
April	\$175,500	\$175,000	\$165,000
May	\$184,750	\$175,000	\$165,000
June	\$185,800	\$181,000	\$166,500
July	\$185,000	\$186,000	\$178,000
August	\$186,000	\$182,500	\$163,808
September	\$179,900	\$183,000	
October	\$170,000	\$180,000	
November	\$175,750	\$177,500	
December	\$175,875	\$178,433	



Average Sale Price

Year	2009	2010	2011
January	\$214,872	\$205,624	\$201,239
February	\$209,515	\$206,654	\$220,299
March	\$218,543	\$211,049	\$199,683
April	\$206,070	\$205,601	\$196,321
May	\$222,070	\$210,406	\$198,091
June	\$222,183	\$219,723	\$207,042
July	\$224,271	\$230,213	\$210,788
August	\$211,969	\$221,379	\$197,671
September	\$209,987	\$217,677	
October	\$209,614	\$225,666	
November	\$209,243	\$220,453	
December	\$216,687	\$217,416	



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.

August Home Sales Prices - Year to Year

Median Sale Price

August	Median Sale Price	% Change From Previous Year
2000	\$131,250	1.78%
2001	\$130,000	-0.95%
2002	\$137,000	5.38%
2003	\$141,500	3.28%
2004	\$149,900	5.94%
2005	\$171,000	14.08%
2006	\$196,500	14.91%
2007	\$208,000	5.85%
2008	\$195,000	-6.25%
2009	\$186,000	-4.62%
2010	\$182,500	-1.88%
2011	\$163,808	-10.24%

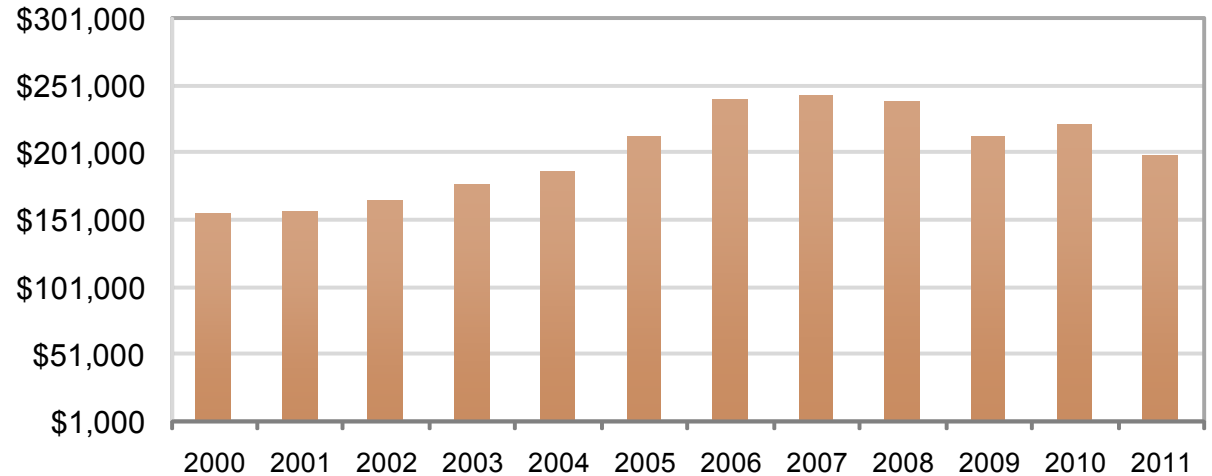
Median Sale Price



Average Sale Price

August	Average Sale Price	% Change From Previous Year
2000	\$155,469	7.11%
2001	\$156,000	0.34%
2002	\$164,751	5.61%
2003	\$175,730	6.66%
2004	\$186,907	6.36%
2005	\$212,127	13.49%
2006	\$240,218	13.24%
2007	\$243,411	1.33%
2008	\$239,018	-1.80%
2009	\$211,969	-11.32%
2010	\$221,379	4.44%
2011	\$197,671	-10.71%

Average Sale Price



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

2011		(DET) 2011	(DET) 2010	Percent Change	(ATT) 2011	(ATT) 2010	Percent Change	(DET+ATT) 2011 Year-to- Date	(DET+ATT) 2010 Year-to- Date	Percent Change
New Listings	Jul	1,296	1,486	-12.79%	138	177	-22.03%	10,363	12,017	-13.76%
	Aug	1,280	1,480	-13.51%	129	164	-21.34%	11,772	13,661	-13.83%
	Sep		1,319			136			15,116	
Pending Sales	Jul	815	752	8.38%	63	53	18.87%	6,352	6,636	-4.28%
	Aug	878	768	14.32%	79	83	-4.82%	7,309	7,487	-2.38%
	Sep		657			60			8,204	
Closed Sales	Jul	625	557	12.21%	53	47	12.77%	4,171	4,513	-7.58%
	Aug	646	511	26.42%	50	45	11.11%	4,867	5,069	-3.99%
	Sep		479			47			5,595	
Dollar Volume of Closed Sales (in millions)	Jul	\$131.7	\$128.2	2.73%	\$7.1	\$6.4	10.94%	\$829.6	\$932.7	-11.05%
	Aug	\$127.7	\$113.1	12.91%	\$7.3	\$6.9	5.80%	\$964.6	\$1,052.7	-8.37%
	Sep		\$104.3			\$6.6			\$1,163.6	
Median Sales Price	Jul	\$178,000	\$186,000	-4.30%	\$142,000	\$130,000	9.23%			
	Aug	\$163,808	\$182,500	-10.24%	\$139,000	\$135,900	2.28%	--	--	--
	Sep		\$183,000			\$142,000				
Average Sales Price	Jul	\$210,788	\$230,213	-8.44%	\$134,417	\$137,206	-2.03%			
	Aug	\$197,671	\$221,379	-10.71%	\$145,332	\$153,150	-5.10%	--	--	--
	Sep		\$217,677			\$140,613				
Total Active Listings Available	Jul	5,082	5,803	-12.42%	554	668	-17.07%			
	Aug	4,973	5,759	-13.65%	538	649	-17.10%	--	--	--
	Sep		5,759			617				
Average Days on Market	Jul	80	72	11.11%	90	87	3.45%			
	Aug	76	77	-1.30%	121	114	6.14%	--	--	--
	Sep		74			67				

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) 2011	(DET) 2010	Percent Change	City of Rio Rancho		(DET) 2011	(DET) 2010	Percent Change
New Listings	Jul	862	969	-11.04%	New Listings	Jul	212	246	-13.82%
	Aug	841	1,007	-16.48%		Aug	197	241	-18.26%
	Sep		870			Sep		247	
Pending Sales	Jul	566	509	11.20%	Pending Sales	Jul	161	157	2.55%
	Aug	601	526	14.26%		Aug	152	132	15.15%
	Sep		428			Sep		123	
Closed Sales	Jul	439	400	9.75%	Closed Sales	Jul	113	87	29.89%
	Aug	440	357	23.25%		Aug	113	99	14.14%
	Sep		325			Sep		90	
Median Sales Price	Jul	\$178,500	\$190,000	-6.05%	Median Sales Price	Jul	\$170,000	\$159,000	6.92%
	Aug	\$163,808	\$185,000	-11.46%		Aug	\$160,000	\$170,000	-5.88%
	Sep		\$182,000			Sep		\$172,500	
Average Sales Price	Jul	\$212,420	\$236,419	-10.15%	Average Sales Price	Jul	\$183,261	\$171,237	7.02%
	Aug	\$198,315	\$227,110	-12.68%		Aug	\$178,467	\$189,253	-5.70%
	Sep		\$220,523			Sep		\$181,119	
Total Active	Jul	3,111	3,535	-11.99%	Total Active	Jul	740	884	-16.29%
	Aug	3,047	3,554	-14.27%		Aug	735	874	-15.90%
	Sep		3,581			Sep		894	
Average Days on Market	Jul	73	69	5.80%	Average Days on Market	Jul	97	70	38.57%
	Aug	71	66	7.58%		Aug	89	81	9.88%
	Sep		67			Sep		79	

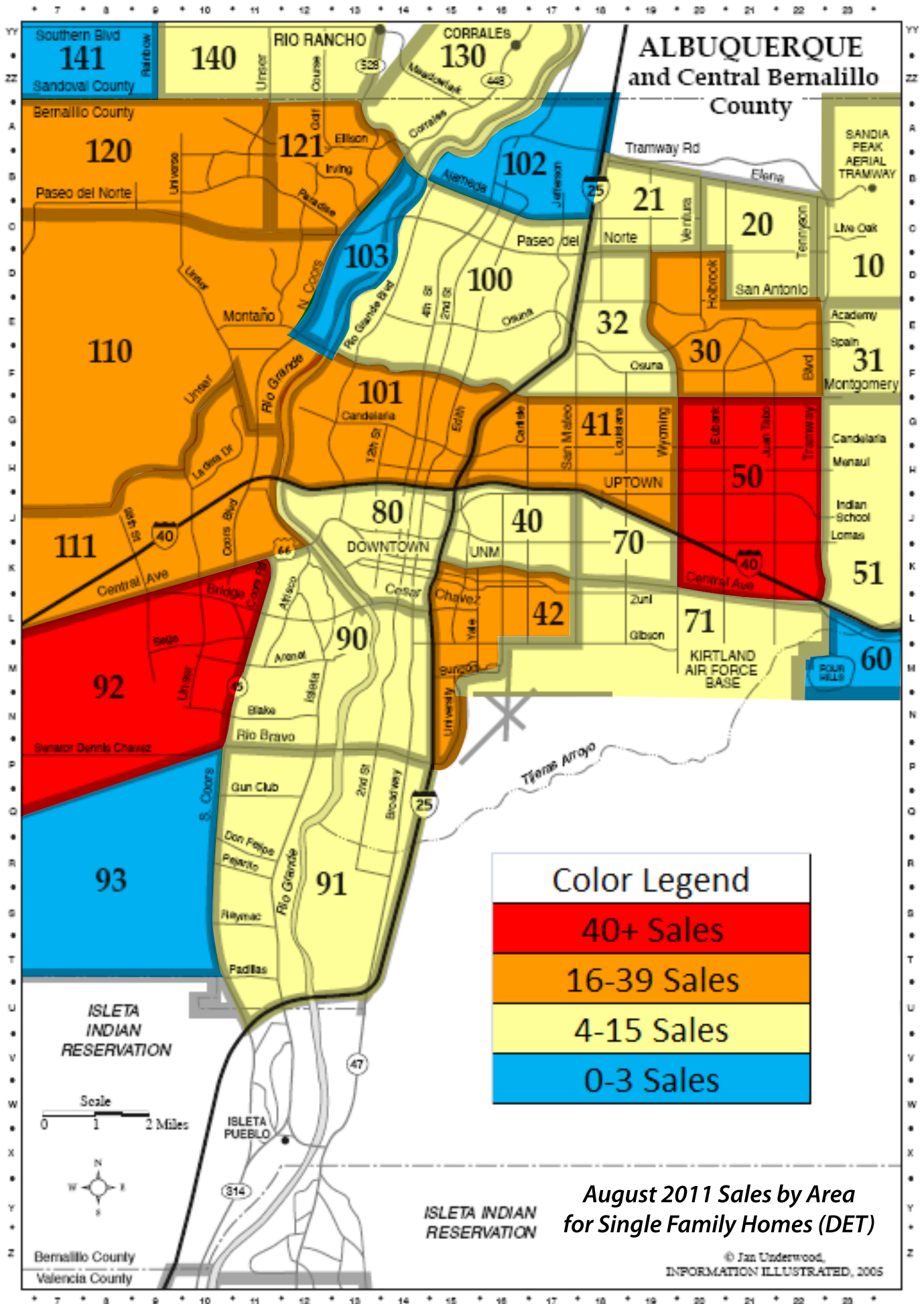
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Comparison

East Mountains/Estancia Basin & Valencia County

		East Mountains & Estancia Basin			Valencia County				
		(DET) 2011	(DET) 2010	Percent Change	(DET) 2011	(DET) 2010	Percent Change		
New Listings	Jul	75	102	-26.47%	New Listings	Jul	95	111	-14.41%
	Aug	87	80	8.75%		Aug	91	94	-3.19%
	Sep		76			Sep		87	
Pending Sales	Jul	28	27	3.70%	Pending Sales	Jul	39	34	14.71%
	Aug	34	37	-8.11%		Aug	58	47	23.40%
	Sep		35			Sep		45	
Closed Sales	Jul	22	24	-8.33%	Closed Sales	Jul	30	26	15.38%
	Aug	31	15	106.67%		Aug	44	26	69.23%
	Sep		24			Sep		27	
Median Sales Price	Jul	\$259,500	\$286,500	-9.42%	Median Sales Price	Jul	\$138,995	\$172,450	-19.40%
	Aug	\$213,500	\$229,000	-6.77%		Aug	\$128,500	\$149,200	-13.87%
	Sep		\$225,000			Sep		\$173,500	
Average Sales Price	Jul	\$259,484	\$326,642	-20.56%	Average Sales Price	Jul	\$146,906	\$156,808	-6.31%
	Aug	\$234,935	\$258,940	-9.27%		Aug	\$136,515	\$154,668	-11.74%
	Sep		\$232,456			Sep		\$180,769	
Total Active	Jul	445	522	-14.75%	Total Active	Jul	465	556	-16.37%
	Aug	430	491	-12.42%		Aug	441	555	-20.54%
	Sep		473			Sep		516	
Average Days on Market	Jul	93	81	14.81%	Average Days on Market	Jul	90	109	-17.43%
	Aug	81	148	-45.27%		Aug	88	133	-33.83%
	Sep		121			Sep		74	

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



Southern Blvd
141
Sandoval County

140

RIO RANCHO

CORRALES
130

ALBUQUERQUE and Central Bernalillo County

120

121

102

25

21

20

10

110

103

100

32

30

31

111

101

80

40

41

70

50

31

92

90

40

42

71

51

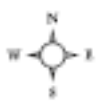
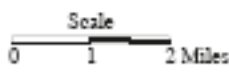
93

91

71

60

ISLETA INDIAN RESERVATION



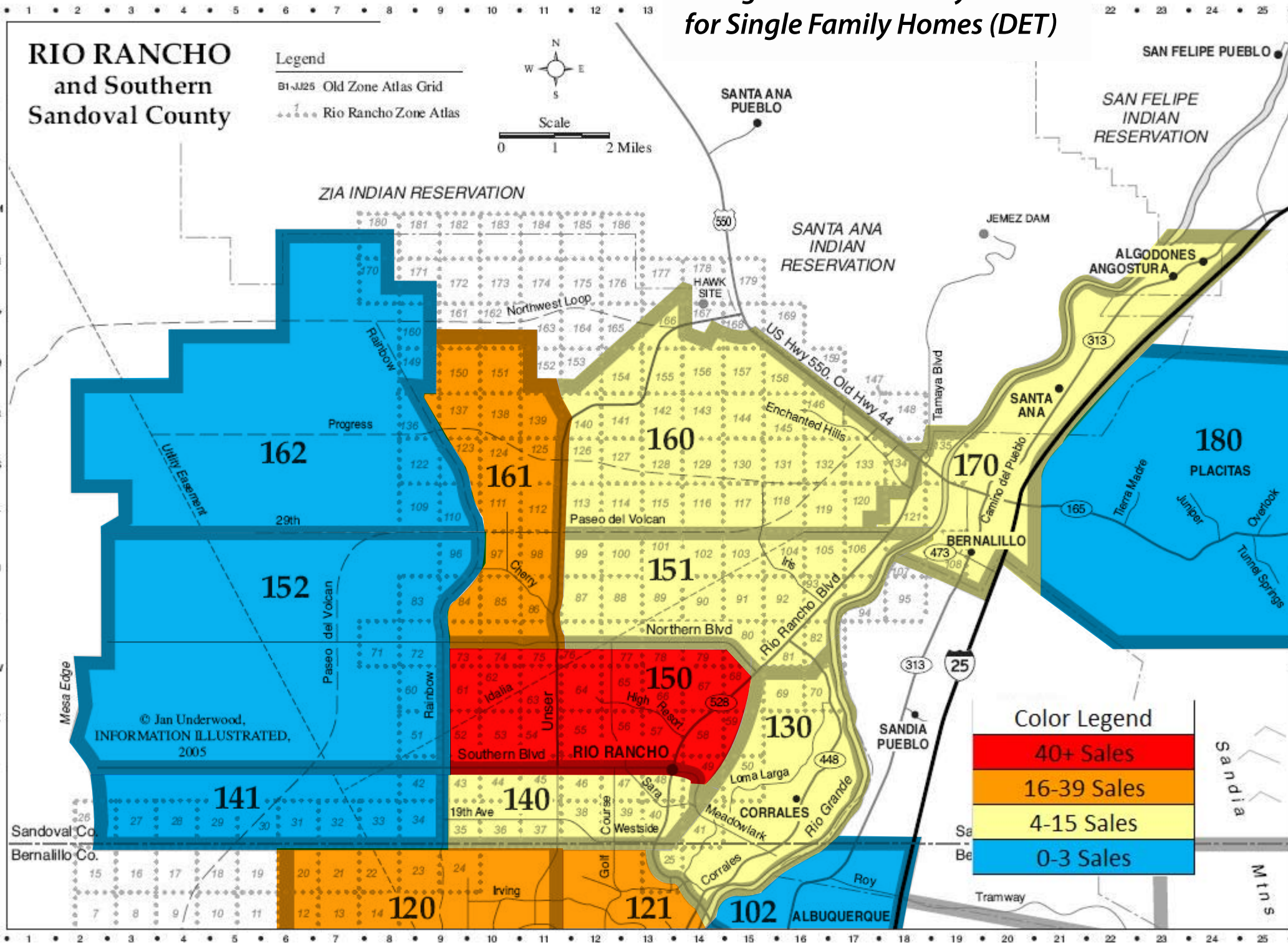
Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

August 2011 Sales by Area for Single Family Homes (DET)

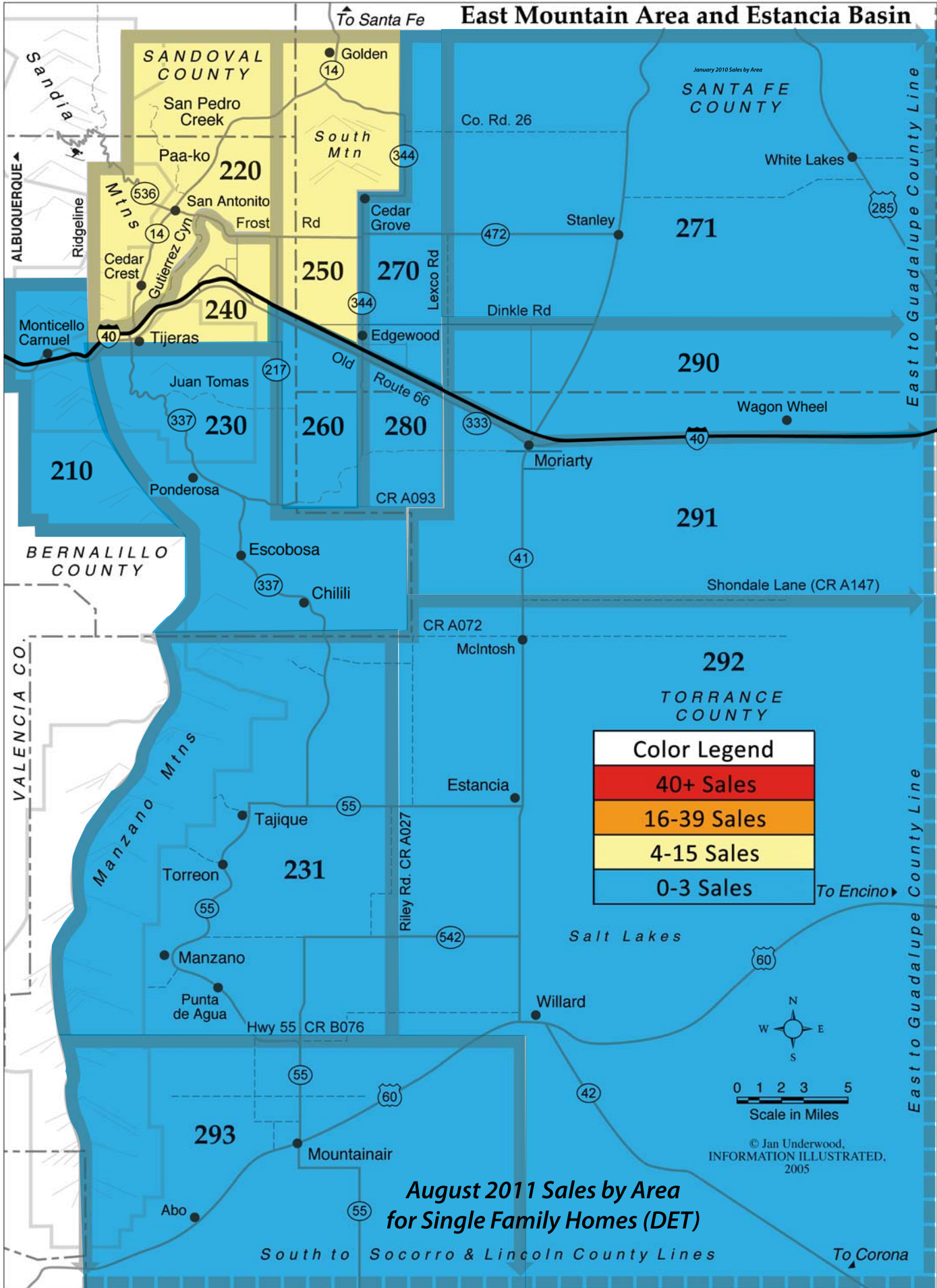
© Jan Underwood, INFORMATION ILLUSTRATED, 2005

August 2011 Sales by Area for Single Family Homes (DET)

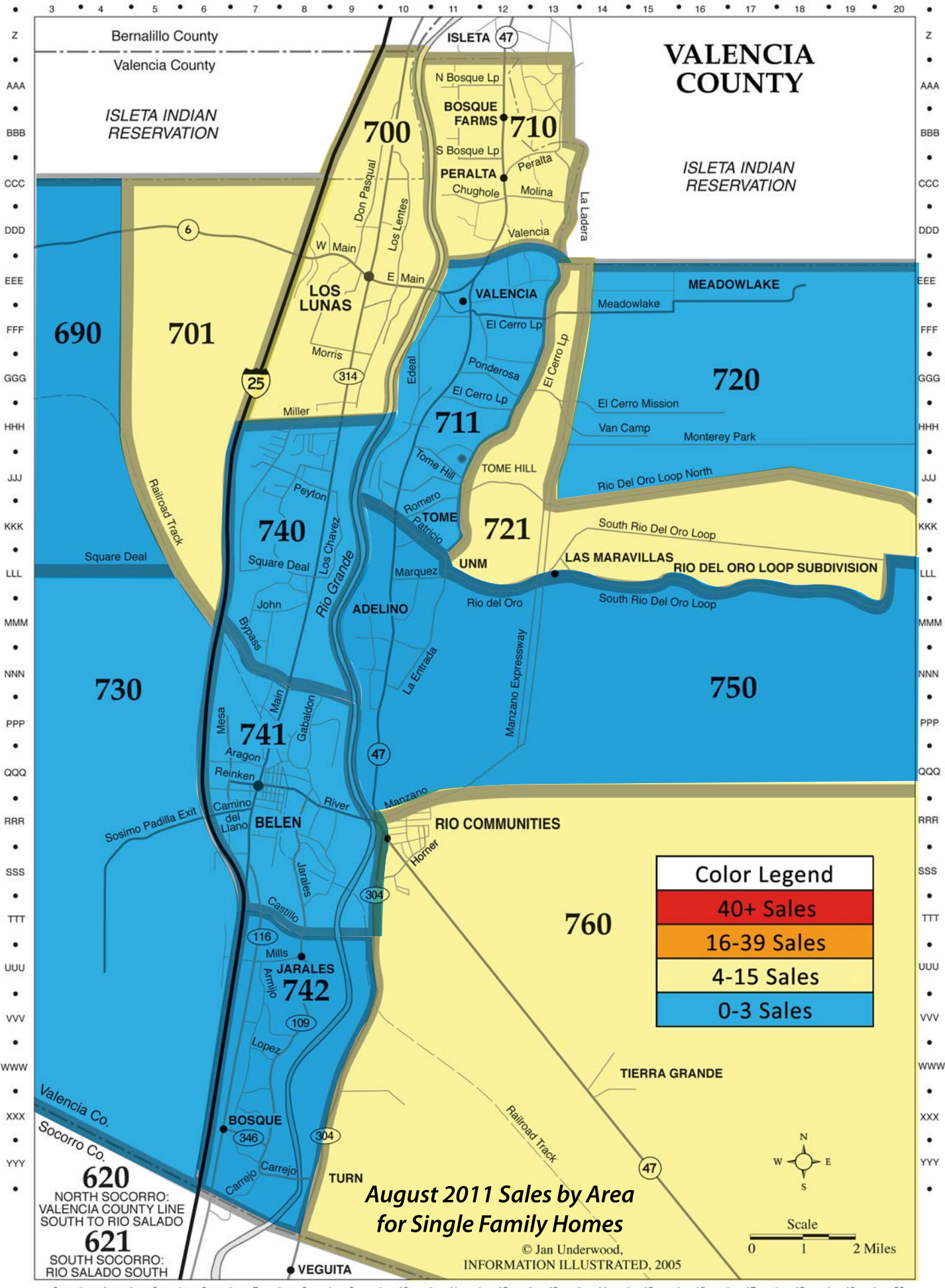


East Mountain Area and Estancia Basin

January 2010 Sales by Area



© Jan Underwood, INFORMATION ILLUSTRATED, 2005



Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

BOSQUE FARMS 710

PERALTA

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

721

740

730

741

ADELINO

750

760

742

620

NORTH SOCORRO: VALENCIA COUNTY LINE SOUTH TO RIO SALADO

621

SOUTH SOCORRO: RIO SALADO SOUTH

VEGUITA

August 2011 Sales by Area for Single Family Homes

© Jan Underwood, INFORMATION ILLUSTRATED, 2005

