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Monthly Highlights

- Closed sales for detached single-family homes in the month of December climbed to 505, up 7.68 percent from the previous month.
- Pending home sales for December show an increase of 13.45 percent from the previous year.
- The median sale price for single-family detached homes saw a year-over-year increase for the 4th consecutive month. The average sale price for the same homes shows a year-over-year increase for the 6th consecutive month.

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Contact

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Market Inventory

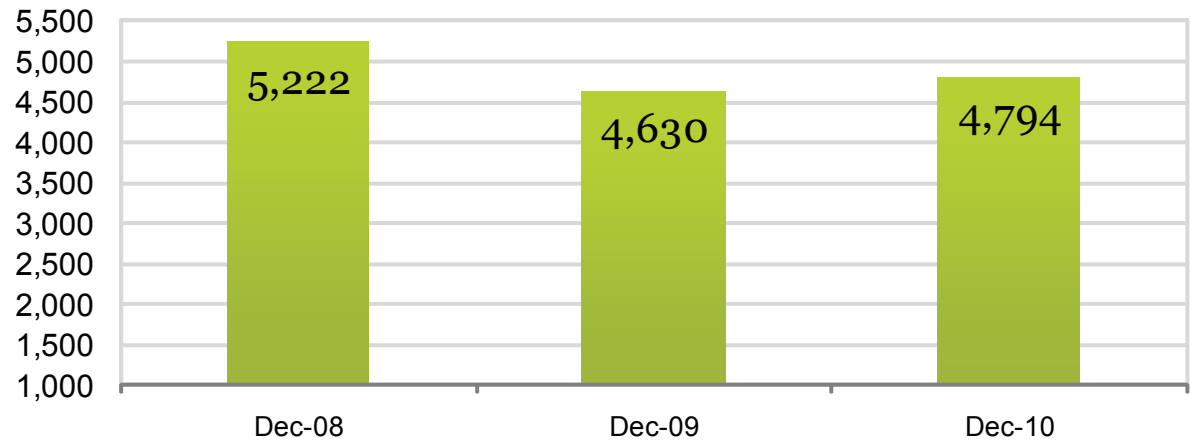
Detached Historical

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	5,759
October	5,962	4,938	5,481
November	5,744	4,834	5,110
December	5,222	4,630	4,794

Attached Historical

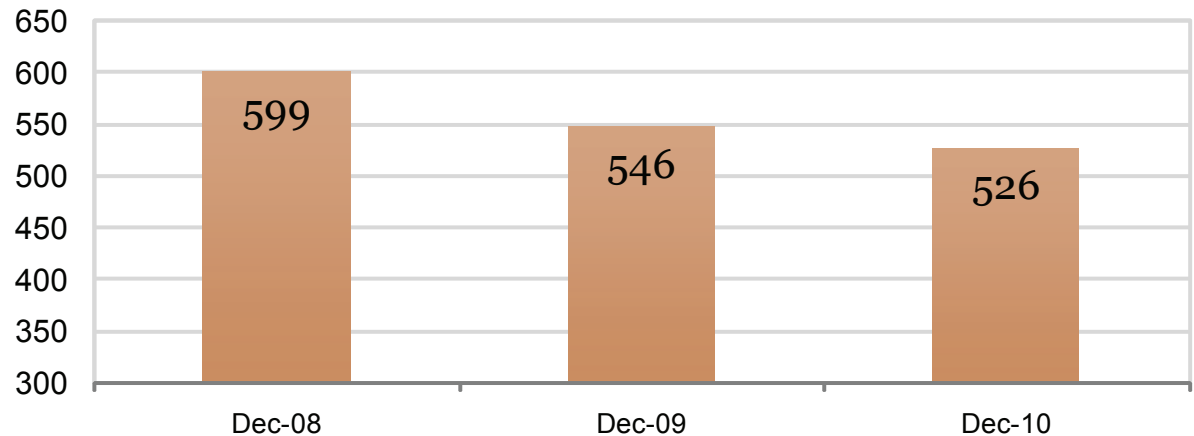
Year	2008	2009	2010
January	551	616	566
February	556	664	589
March	598	653	626
April	612	655	582
May	632	660	607
June	646	634	623
July	680	652	668
August	684	603	649
September	675	598	617
October	655	590	618
November	605	579	574
December	599	546	526

Detached homes on market



Detached represents existing single-family detached homes

Attached homes on market



Attached represents existing condo/townhomes attached homes

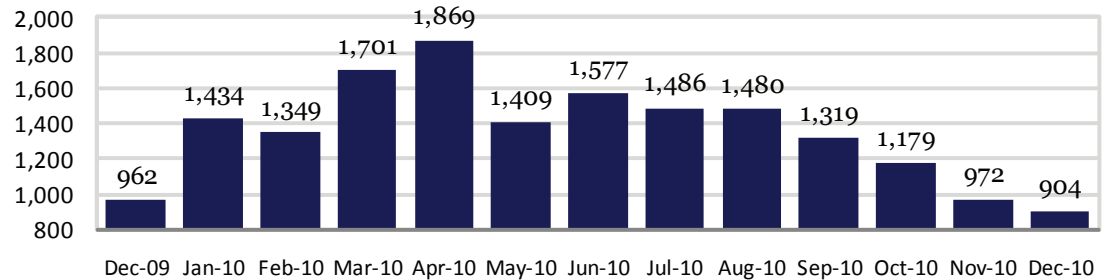
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Activity (New, Pending, Closed)

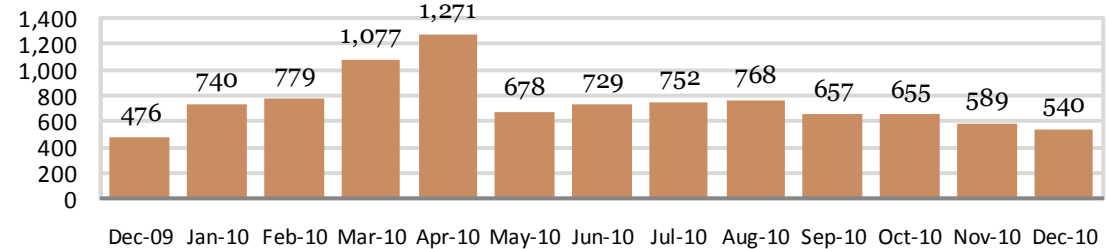
Market Activity

Month	New	Pending	Closed
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
Sep-10	1,319	657	479
Oct-10	1,179	655	456
Nov-10	972	589	469
Dec-10	904	540	505

New Listings



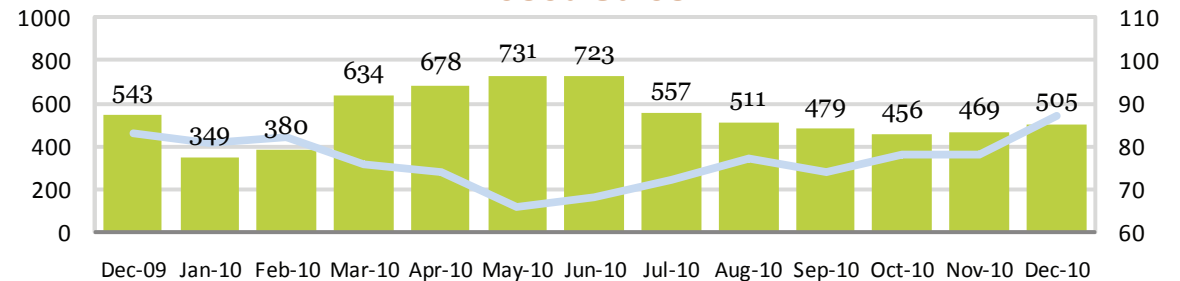
Pending Sales



Change from last month/year

	Dec-10	Nov-10	Dec-09
New	904	972	962
% Change	-	-7.00%	-6.03%
Pending	540	589	476
% Change	-	-8.32%	13.45%
Closed	505	469	543
% Change	-	7.68%	-7.00%

Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for Dec. 2010 detached sales was 87.

Data is for single-family detached homes

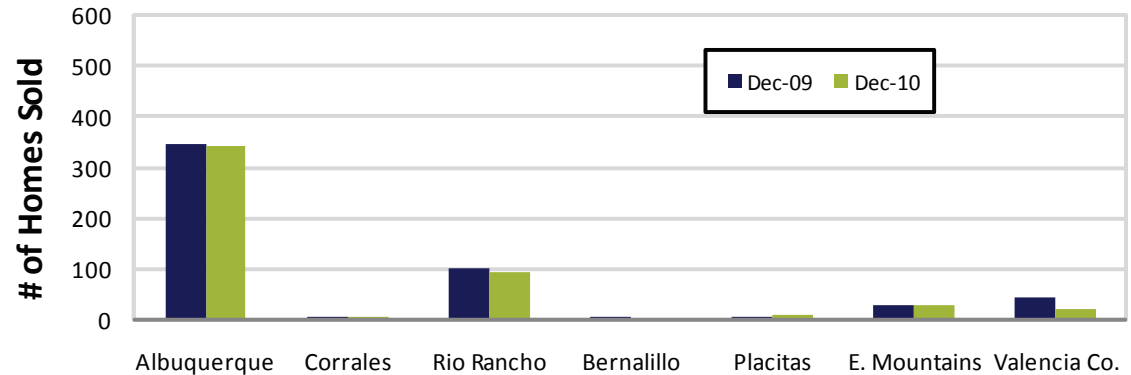
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Dec-09	Dec-10
10-121	Albuquerque	346	342
130	Corrales	7	7
140-162	Rio Rancho	101	94
180	Bernalillo	7	3
190	Placitas	8	9
210-293	E. Mountains	28	29
690-760	Valencia Co.	46	21
Total	All	543	505

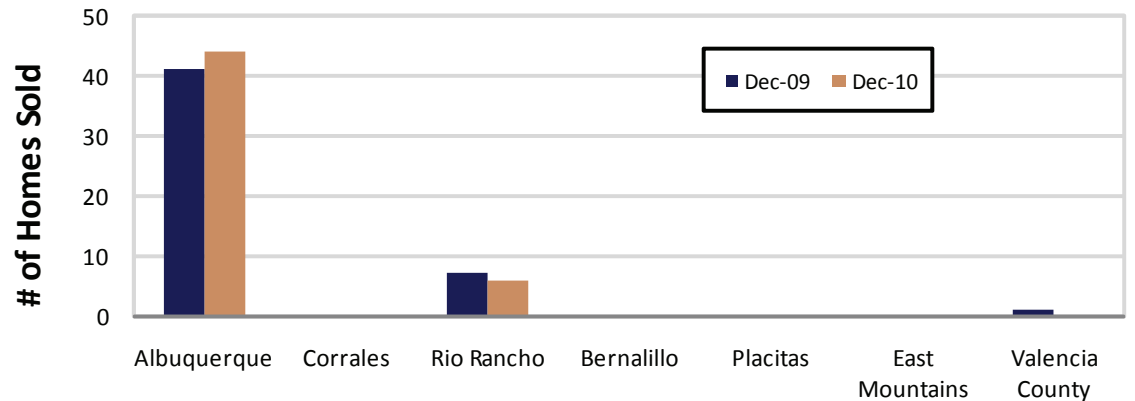
Dec. 2009 & 2010 Detached Sales



Condo/townhome (attached) sales

MLS Area	Area Name	Dec-09	Dec-10
10-121	Albuquerque	41	44
130	Corrales	0	0
140-162	Rio Rancho	7	6
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	1	0
Total	All	49	50

Dec. 2009 & 2010 Attached Sales

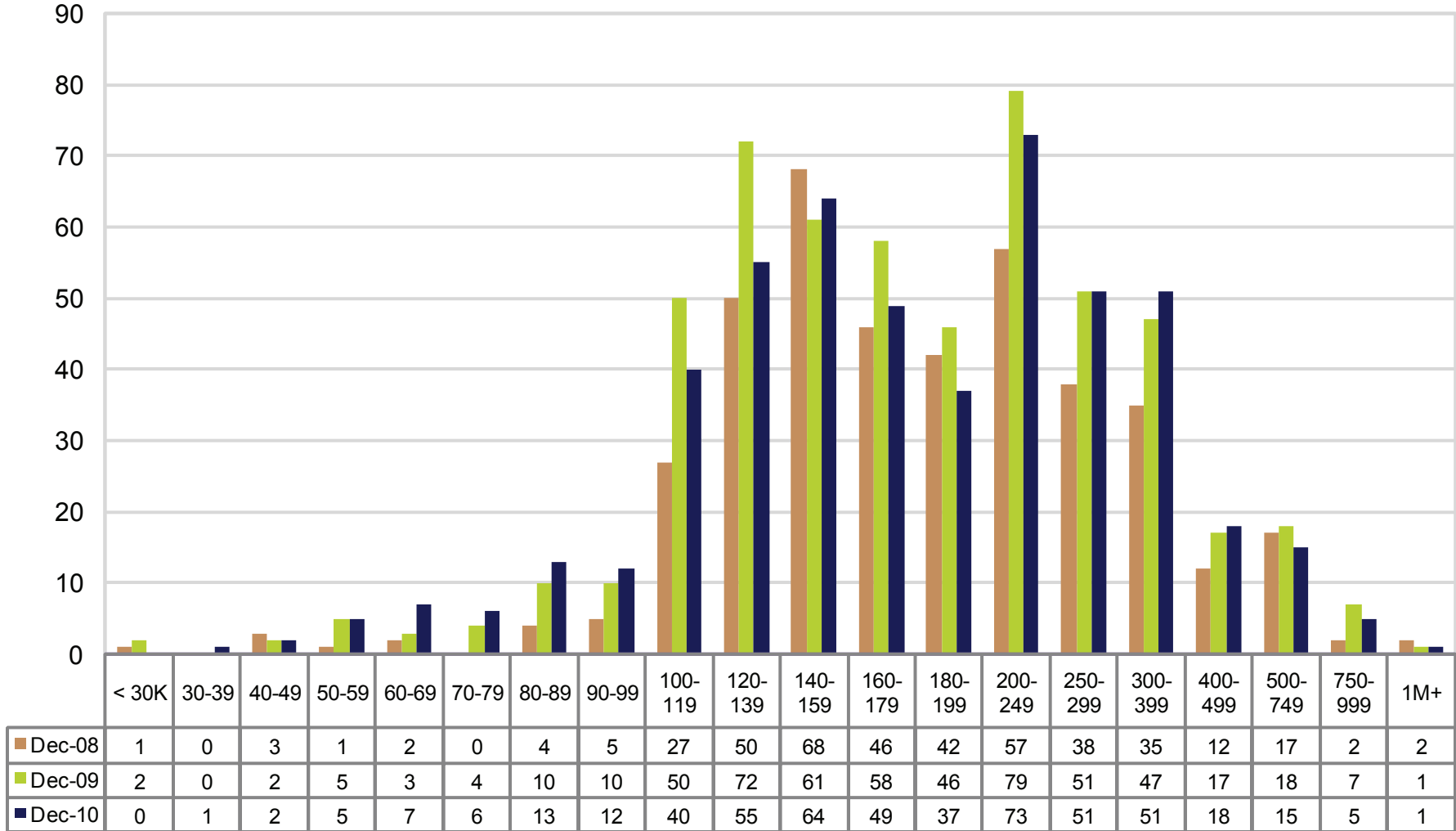


MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
December historical (in thousands)



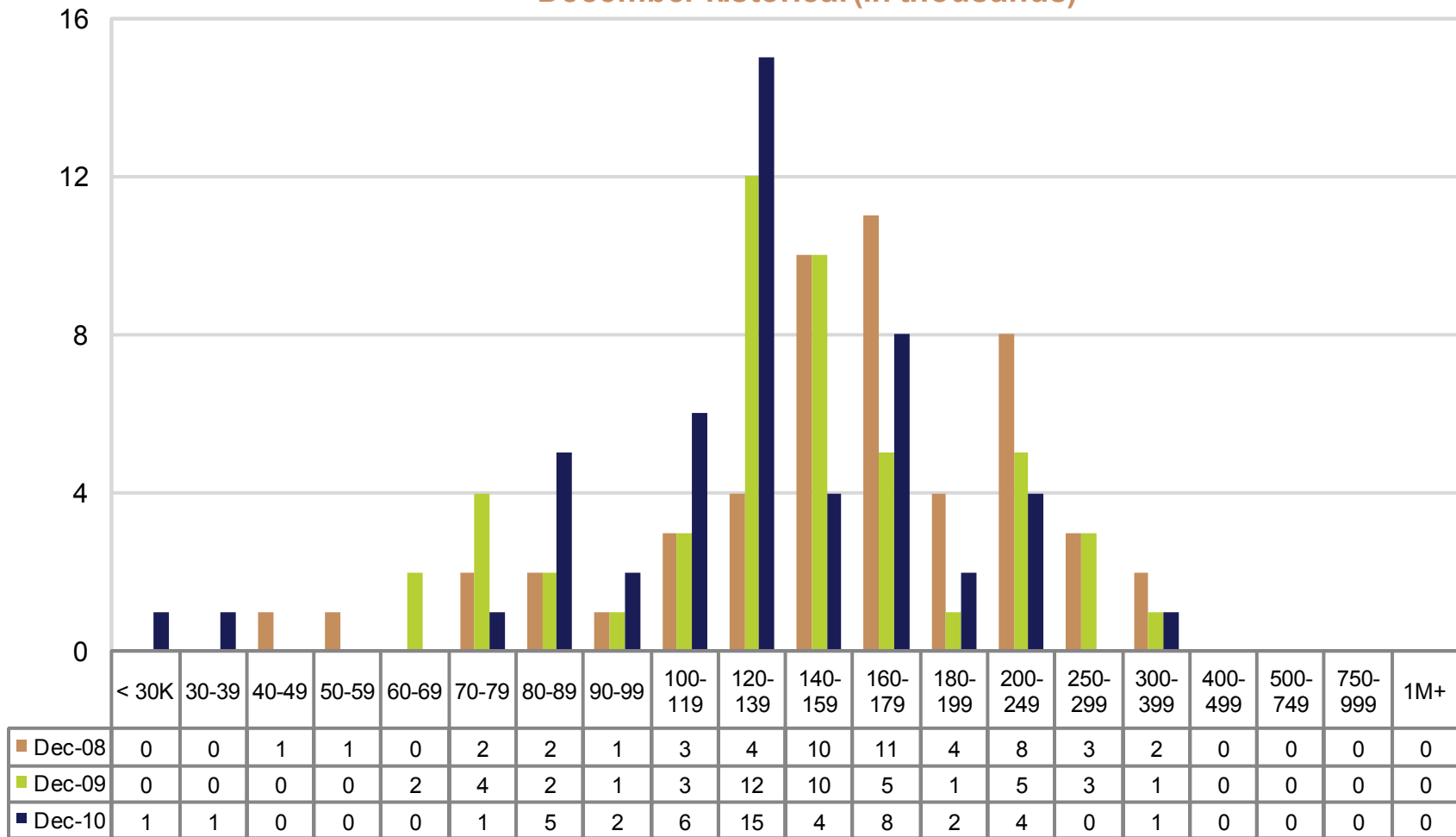
Top Selling Price Range for Detached Homes (for December 2010)

\$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
December historical (in thousands)



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

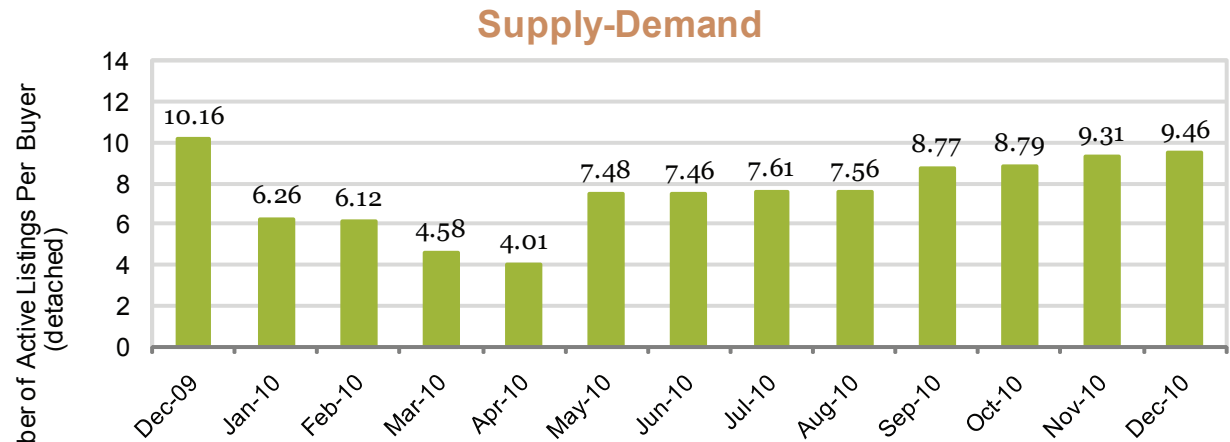
\$120,000 - \$139,999

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

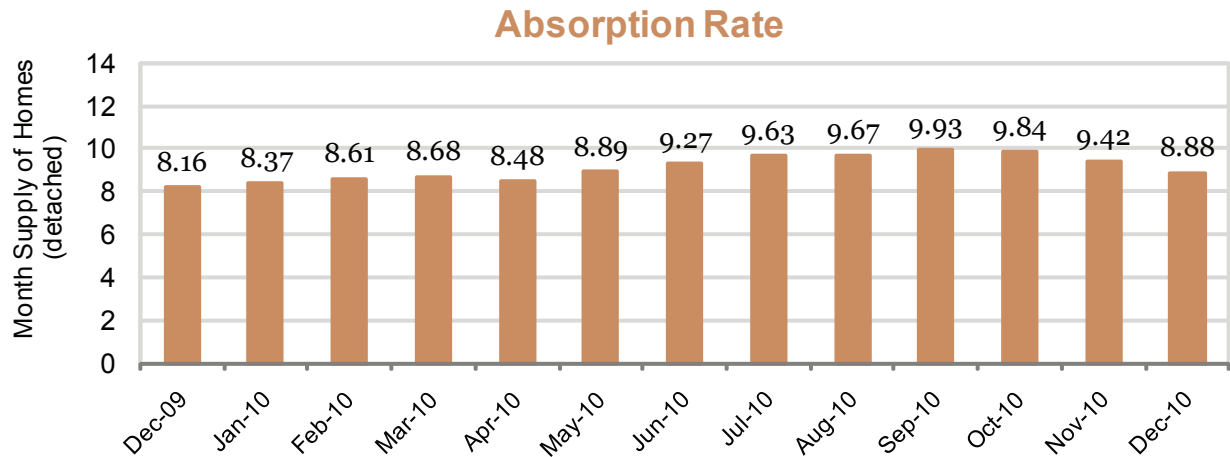
Year	2008	2009	2010
January	6.25	9.15	6.26
February	7.19	10.02	6.12
March	6.69	7.18	4.58
April	6.77	6.39	4.01
May	6.84	6.31	7.48
June	7.28	5.81	7.46
July	7.38	6.26	7.61
August	8.85	5.55	7.56
September	9.04	5.74	8.77
October	10.75	5.73	8.79
November	12.09	8.30	9.31
December	12.04	10.16	9.46



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	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	9.93
October	10.04	9.20	9.84
November	9.87	8.69	9.42
December	9.11	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.

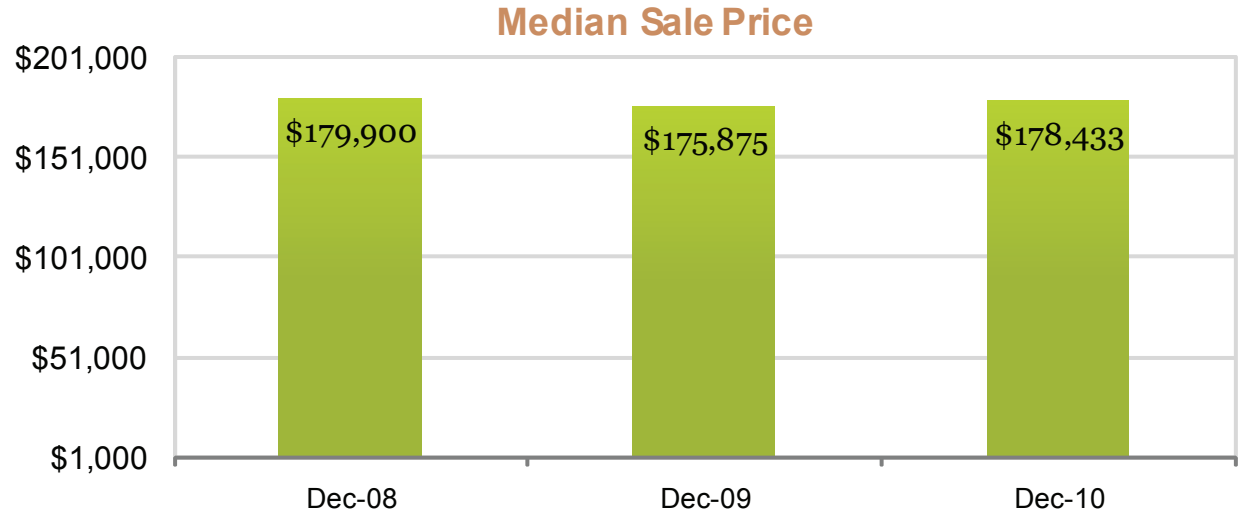
Data is for single-family detached homes

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

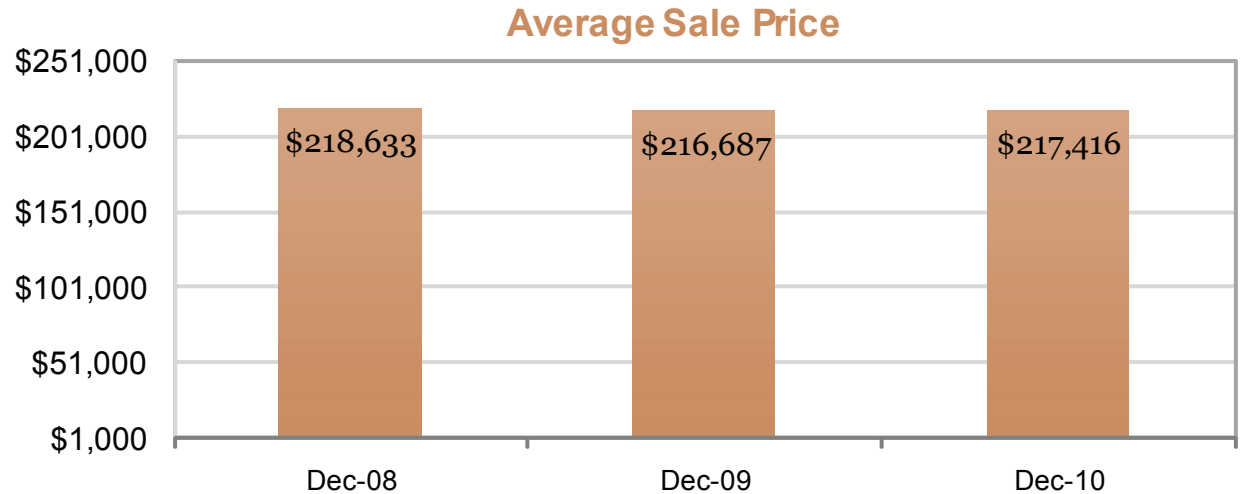
Median Sale Price

Year	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	\$183,000
October	\$189,417	\$170,000	\$180,000
November	\$180,000	\$175,750	\$177,500
December	\$179,900	\$175,875	\$178,433



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	\$217,677
October	\$224,270	\$209,614	\$225,666
November	\$212,088	\$209,243	\$220,453
December	\$218,633	\$216,687	\$217,416



Data is for single-family detached homes

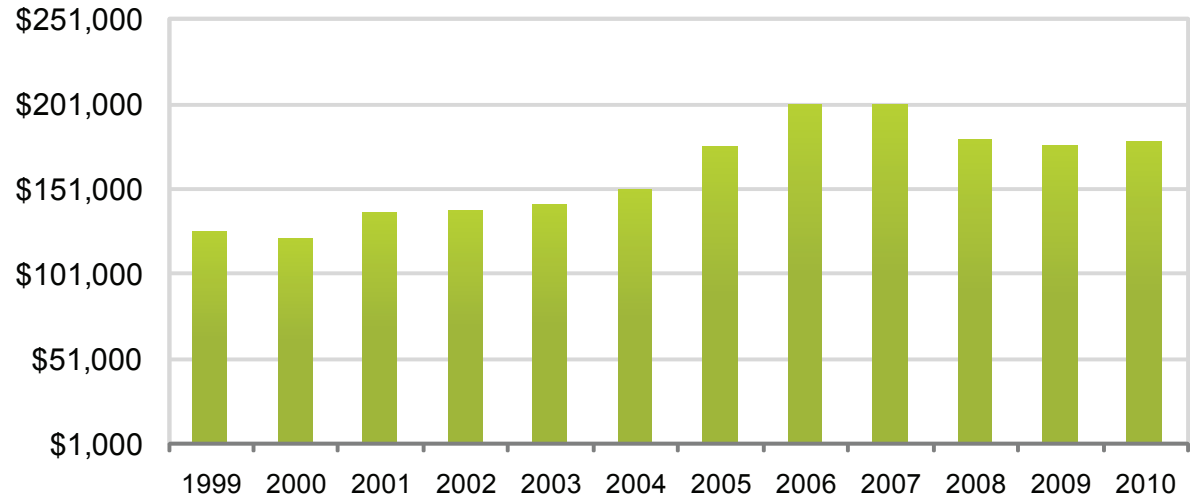
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Home Sales Prices (December only)

Median Sale Price

December	Median Sale Price	% Change From Previous Year
1999	\$125,000	-1.6%
2000	\$121,000	-3.2%
2001	\$136,500	12.8%
2002	\$138,000	1.1%
2003	\$141,000	2.2%
2004	\$150,000	6.4%
2005	\$175,000	16.7%
2006	\$199,500	14.0%
2007	\$200,000	0.3%
2008	\$179,900	-10.1%
2009	\$175,875	-2.2%
2010	\$178,433	1.5%

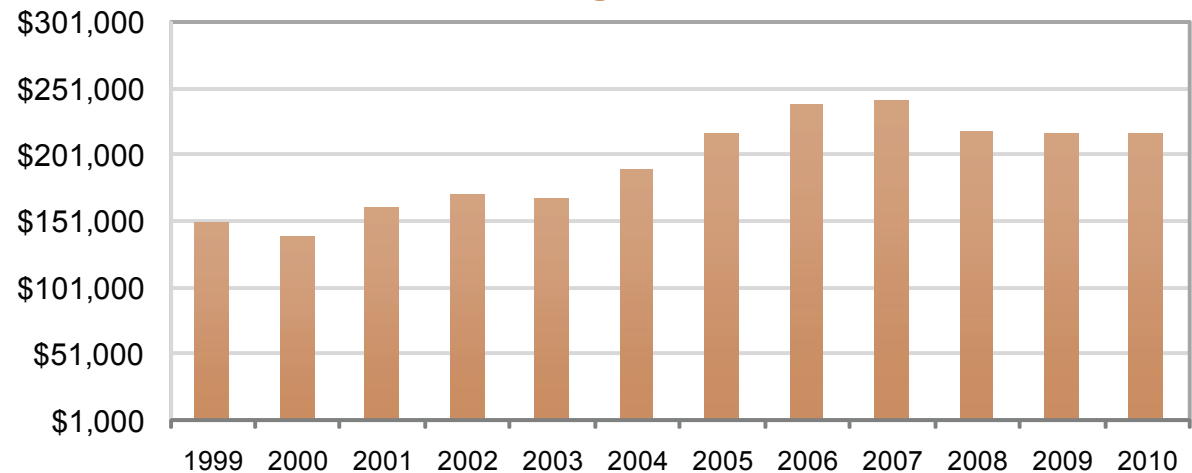
Median Sale Price



Average Sale Price

December	Average Sale Price	% Change From Previous Year
1999	\$148,351	-2.4%
2000	\$139,397	-6.0%
2001	\$160,729	15.3%
2002	\$170,073	5.8%
2003	\$167,578	-1.5%
2004	\$189,803	13.3%
2005	\$216,232	13.9%
2006	\$238,172	10.1%
2007	\$240,602	1.0%
2008	\$218,633	-9.1%
2009	\$216,687	-0.9%
2010	\$217,416	0.3%

Average Sale Price



Data is for single-family detached homes

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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	Oct	1,179	1,264	-6.72%	137	164	-16.46%	16,432	15,970	2.89%
	Nov	972	1,093	-11.07%	113	120	-5.83%	17,517	17,183	1.94%
	Dec	904	962	-6.03%	87	91	-4.40%	18,508	18,236	1.49%
Pending Sales	Oct	655	900	-27.22%	61	107	-42.99%	8,920	9,057	-1.51%
	Nov	589	595	-1.01%	60	56	7.14%	9,569	9,708	-1.43%
	Dec	540	476	13.45%	56	60	-6.67%	10,165	10,244	-0.77%
Closed Sales	Oct	456	731	-37.62%	57	86	-33.72%	6,108	6,252	-2.30%
	Nov	469	646	-27.40%	49	70	-30.00%	6,626	6,968	-4.91%
	Dec	505	543	-7.00%	50	49	2.04%	7,181	7,560	-5.01%
Dollar Volume of Closed Sales (in millions)	Oct	\$102.9	\$153.2	-32.83%	\$8.5	\$13.1	-35.11%	\$1,275.0	\$1,305.4	-2.33%
	Nov	\$103.4	\$135.2	-23.52%	\$7.5	\$10.3	-27.18%	\$1,385.9	\$1,450.9	-4.48%
	Dec	\$109.8	\$117.7	-6.71%	\$6.9	\$7.5	-8.00%	\$1,502.6	\$1,576.1	-4.66%
Median Sales Price	Oct	\$180,000	\$170,000	5.88%	\$148,000	\$142,000	4.23%			
	Nov	\$177,500	\$175,750	1.00%	\$155,000	\$139,450	11.15%	--	--	--
	Dec	\$178,433	\$175,875	1.45%	\$130,000	\$141,000	-7.80%			
Average Sales Price	Oct	\$225,666	\$209,614	7.66%	\$149,574	\$151,745	-1.43%			
	Nov	\$220,453	\$209,243	5.36%	\$152,363	\$147,631	3.21%	--	--	--
	Dec	\$217,416	\$216,687	0.34%	\$137,544	\$153,219	-10.23%			
Total Active Listings Available	Oct	5,481	4,938	11.00%	618	590	4.75%			
	Nov	5,110	4,834	5.71%	574	579	-0.86%	--	--	--
	Dec	4,794	4,630	3.54%	526	546	-3.66%			
Average Days on Market	Oct	78	71	9.86%	76	75	1.33%			
	Nov	78	79	-1.27%	96	76	26.32%	--	--	--
	Dec	87	83	4.82%	117	78	50.00%			

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	Oct	785	833	-5.76%	New Listings	Oct	178	199	-10.55%
	Nov	627	742	-15.50%		Nov	184	171	7.60%
	Dec	570	618	-7.77%		Dec	189	189	0.00%
Pending Sales	Oct	461	595	-22.52%	Pending Sales	Oct	105	158	-33.54%
	Nov	393	403	-2.48%		Nov	113	109	3.67%
	Dec	367	333	10.21%		Dec	90	82	9.76%
Closed Sales	Oct	298	506	-41.11%	Closed Sales	Oct	75	128	-41.41%
	Nov	328	444	-26.13%		Nov	70	114	-38.60%
	Dec	342	346	-1.16%		Dec	94	101	-6.93%
Median Sales Price	Oct	\$182,633	\$173,200	5.45%	Median Sales Price	Oct	\$189,000	\$165,000	14.55%
	Nov	\$175,000	\$175,000	0.00%		Nov	\$162,250	\$164,950	-1.64%
	Dec	\$176,250	\$180,000	-2.08%		Dec	\$168,250	\$169,000	-0.44%
Average Sales Price	Oct	\$235,302	\$210,137	11.98%	Average Sales Price	Oct	\$208,037	\$183,598	13.31%
	Nov	\$218,573	\$210,044	4.06%		Nov	\$192,527	\$190,612	1.00%
	Dec	\$214,481	\$219,945	-2.48%		Dec	\$185,016	\$193,970	-4.62%
Total Active	Oct	3,386	2,967	14.12%	Total Active	Oct	869	757	14.80%
	Nov	3,148	2,926	7.59%		Nov	831	755	10.07%
	Dec	2,947	2,805	5.06%		Dec	841	747	12.58%
Average Days on Market	Oct	78	63	23.81%	Average Days on Market	Oct	71	82	-13.41%
	Nov	75	74	1.35%		Nov	74	76	-2.63%
	Dec	84	79	6.33%		Dec	84	78	7.69%

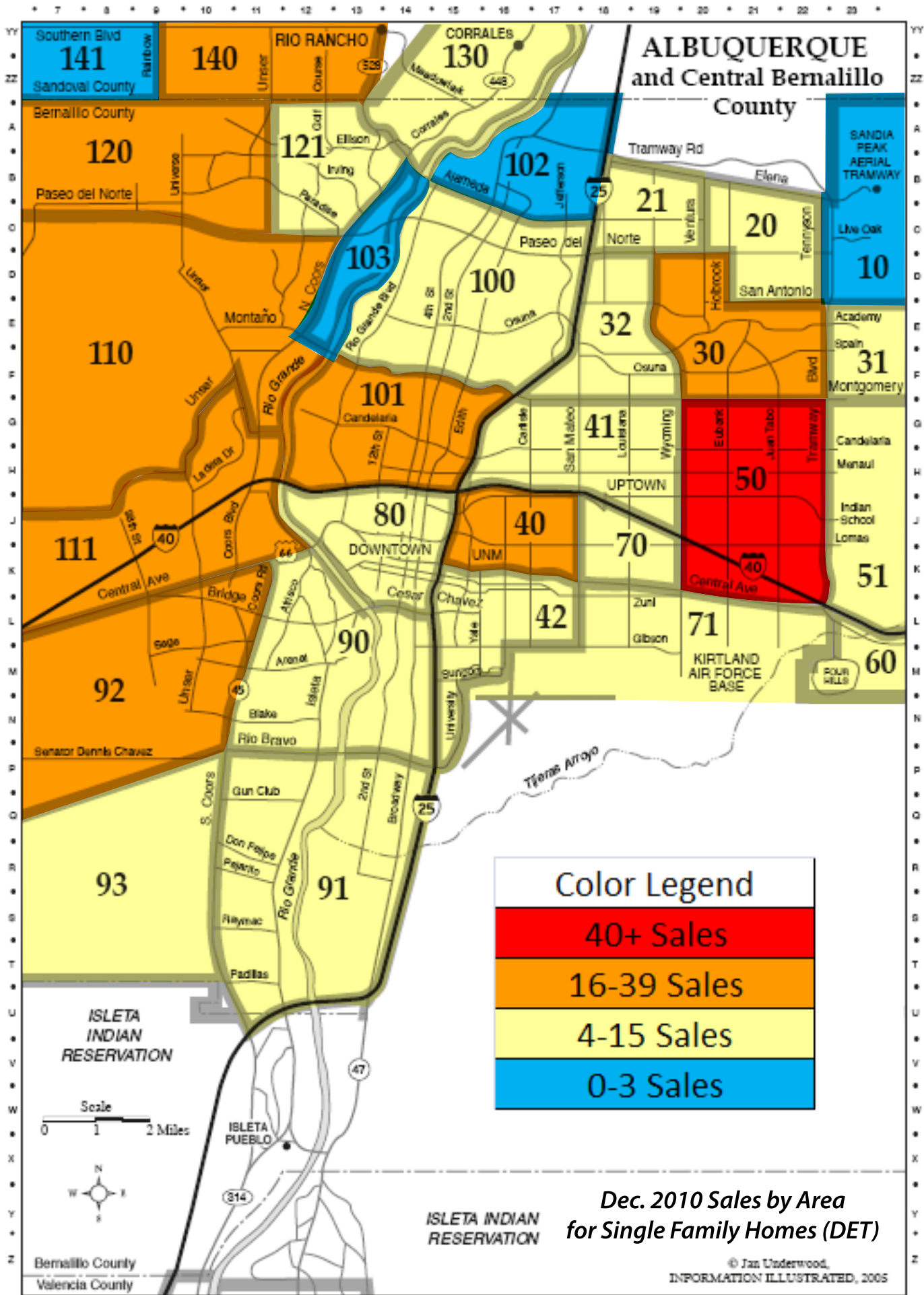
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Market Comparison

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	Oct	67	72	-6.94%	New Listings	Oct	90	105	-14.29%
	Nov	48	58	-17.24%		Nov	74	85	-12.94%
	Dec	40	41	-2.44%		Dec	71	69	2.90%
Pending Sales	Oct	33	49	-32.65%	Pending Sales	Oct	33	72	-54.17%
	Nov	17	31	-45.16%		Nov	31	36	-13.89%
	Dec	22	18	22.22%		Dec	39	33	18.18%
Closed Sales	Oct	31	40	-22.50%	Closed Sales	Oct	34	40	-15.00%
	Nov	24	28	-14.29%		Nov	26	42	-38.10%
	Dec	21	28	-25.00%		Dec	29	46	-36.96%
Median Sales Price	Oct	\$176,000	\$205,100	-14.19%	Median Sales Price	Oct	\$128,700	\$145,710	-11.67%
	Nov	\$227,650	\$252,325	-9.78%		Nov	\$159,995	\$142,500	12.28%
	Dec	\$225,000	\$195,000	15.38%		Dec	\$169,000	\$136,450	23.85%
Average Sales Price	Oct	\$205,635	\$241,041	-14.69%	Average Sales Price	Oct	\$140,734	\$148,460	-5.20%
	Nov	\$259,899	\$241,751	7.51%		Nov	\$158,546	\$165,540	-4.22%
	Dec	\$236,567	\$209,850	12.73%		Dec	\$199,307	\$144,110	38.30%
Total Active	Oct	447	431	3.71%	Total Active	Oct	494	472	4.66%
	Nov	399	407	-1.97%		Nov	471	469	0.43%
	Dec	339	364	-6.87%		Dec	438	457	-4.16%
Average Days on Market	Oct	91	115	-20.87%	Average Days on Market	Oct	71	95	-25.26%
	Nov	80	117	-31.62%		Nov	92	74	24.32%
	Dec	113	117	-3.42%		Dec	82	81	1.23%

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

130
CORRALES

ALBUQUERQUE and Central Bernalillo County

SANDIA PEAK AERIAL TRAMWAY
Live Oak
10

120
Bernalillo County
Paseo del Norte

121
Ellison
Irving
Paradise

102
Avameda
Justus

21
Tramway Rd
Verlona
Tennyson

20
Elena

110
Unser
Montaño
Rio Grande

103
Rio Grande Blvd
4th St
2nd St
Osuna

100
Osuna

32
Osuna

30
Hobbes
San Antonio

31
Academy
Spain
Montgomery

111
Central Ave
Cora Blvd
Cora Pk

101
Candelaria
12th St
Edith

80
DOWNTOWN
Cesar

40
UNM
Chavez
Yale

70
UPTOWN
Zuni
Gibson

50
Eubank
Juan Tabo
Tramway

31
Candelaria
Manual
Indian School
Lomas

92
Senator Dennis Chavez
Sage
Unser

90
Arisco
Aronal
Isleta
Blake

90
DOWNTOWN
Cesar

42
Zuni
Gibson

71
KIRTLAND AIR FORCE BASE

51
Central Ave

60
FOUR HILLS

93
Isleta Indian Reservation

91
Rio Grande
Gun Club
Don Felipe
Pavito
Raymac
Padillas

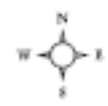
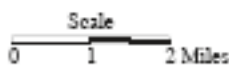
90
DOWNTOWN
Cesar

42
Zuni
Gibson

71
KIRTLAND AIR FORCE BASE

51
Central Ave

60
FOUR HILLS



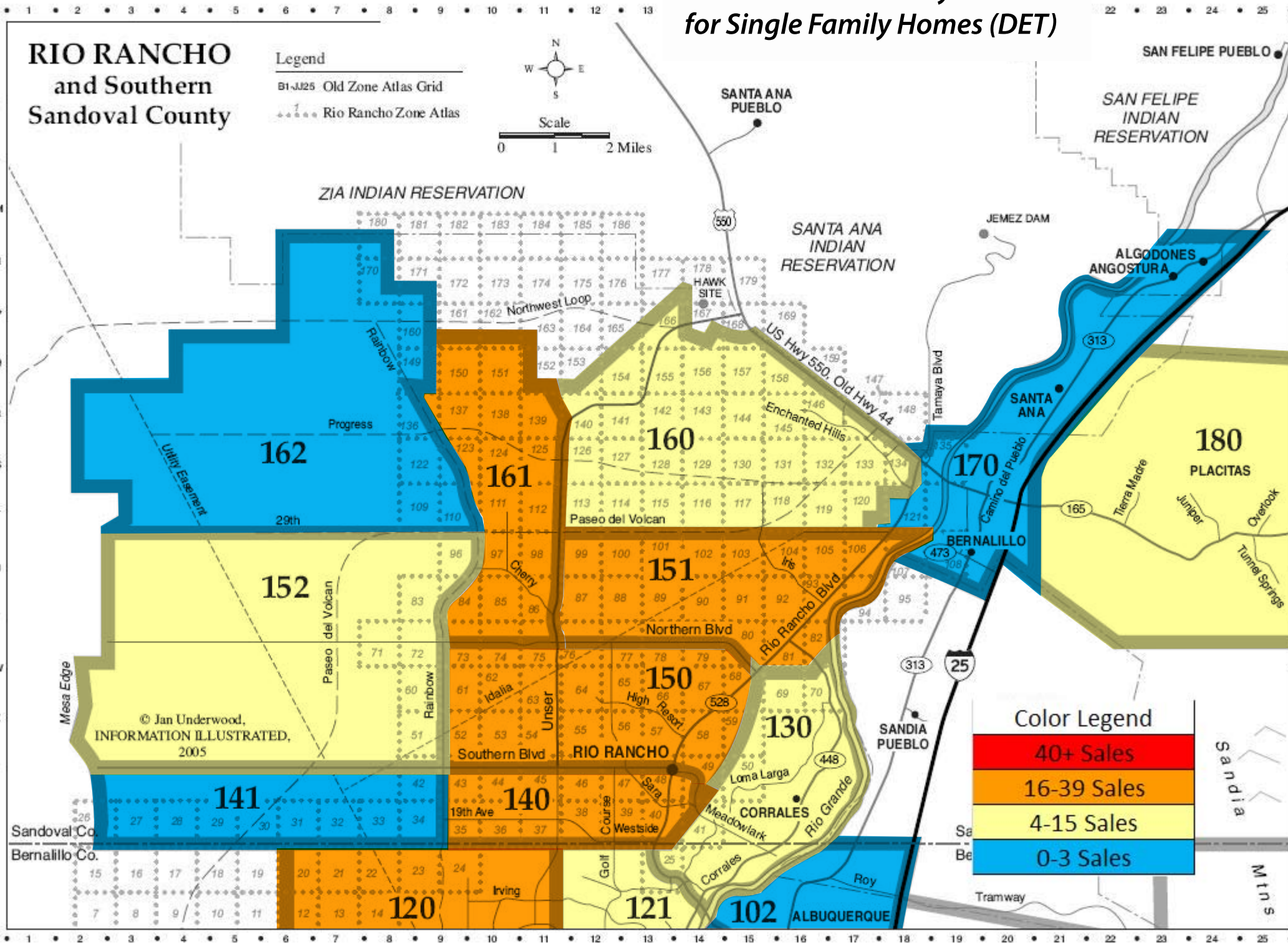
Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

Dec. 2010 Sales by Area for Single Family Homes (DET)

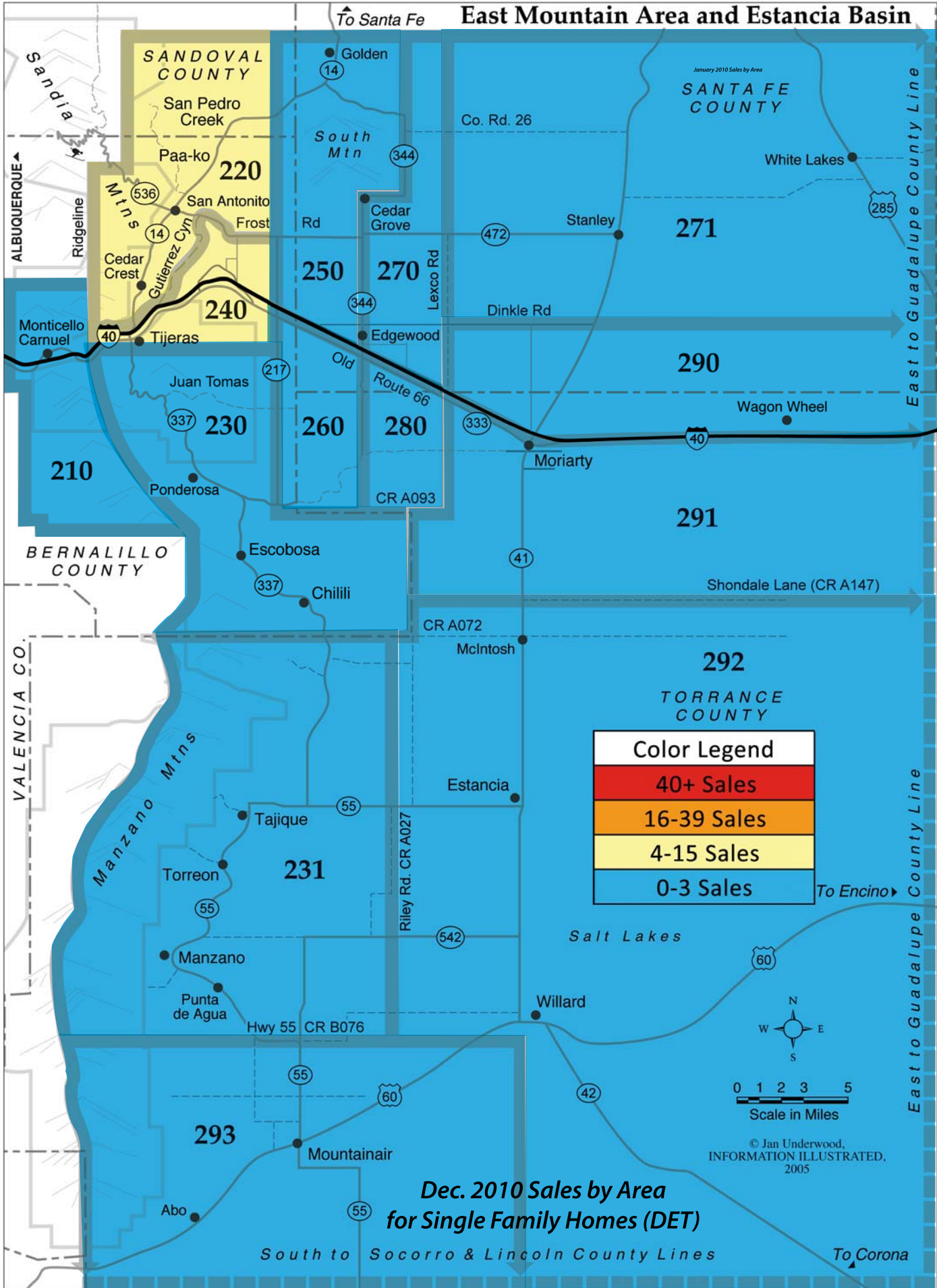
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Dec. 2010 Sales by Area for Single Family Homes (DET)

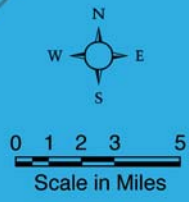


East Mountain Area and Estancia Basin

January 2010 Sales by Area



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

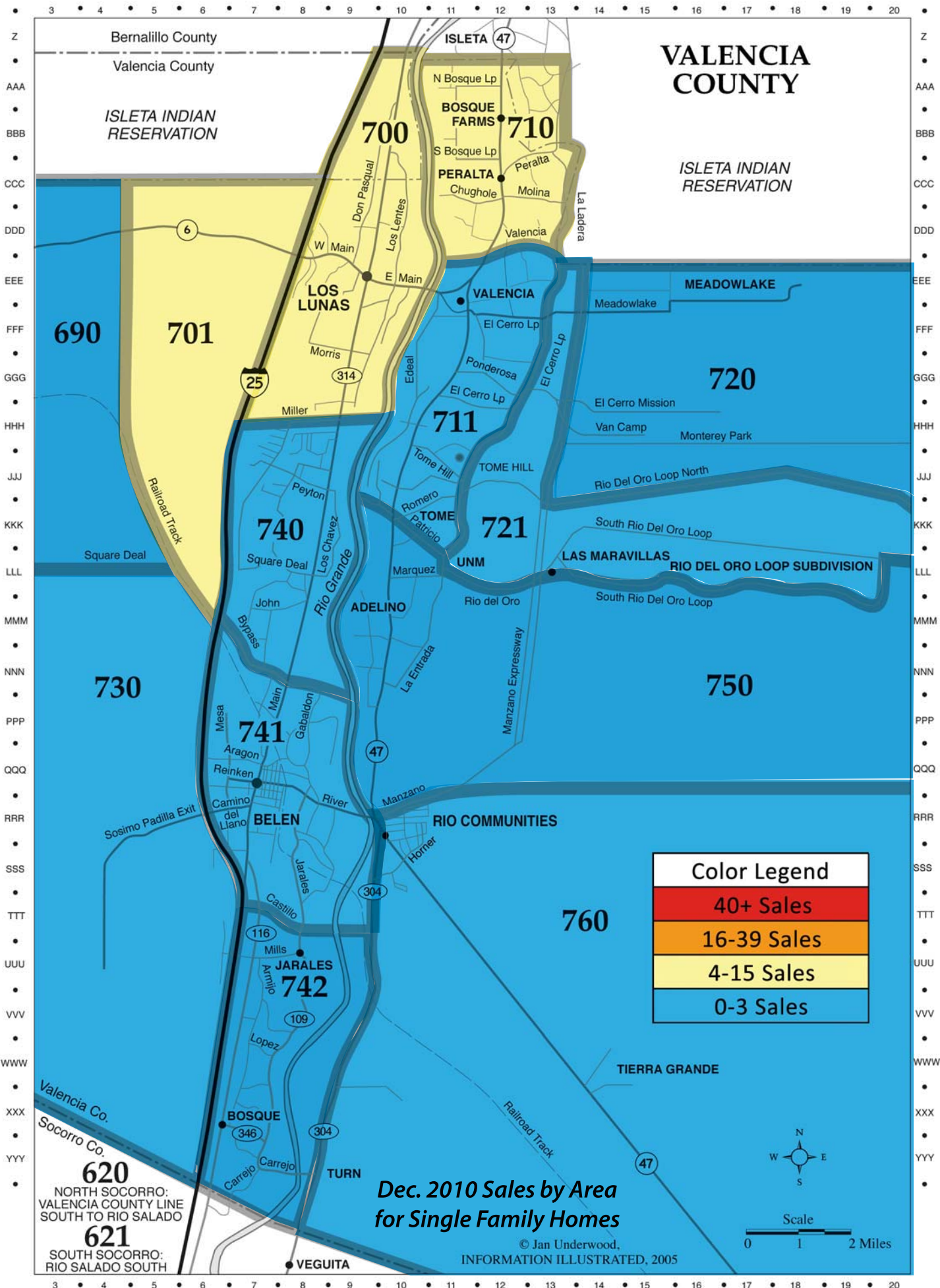


Dec. 2010 Sales by Area for Single Family Homes (DET)

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South to Socorro & Lincoln County Lines

To Corona



Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

Dec. 2010 Sales by Area for Single Family Homes

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