



## July 2009 Monthly Market Report

### Monthly Highlights

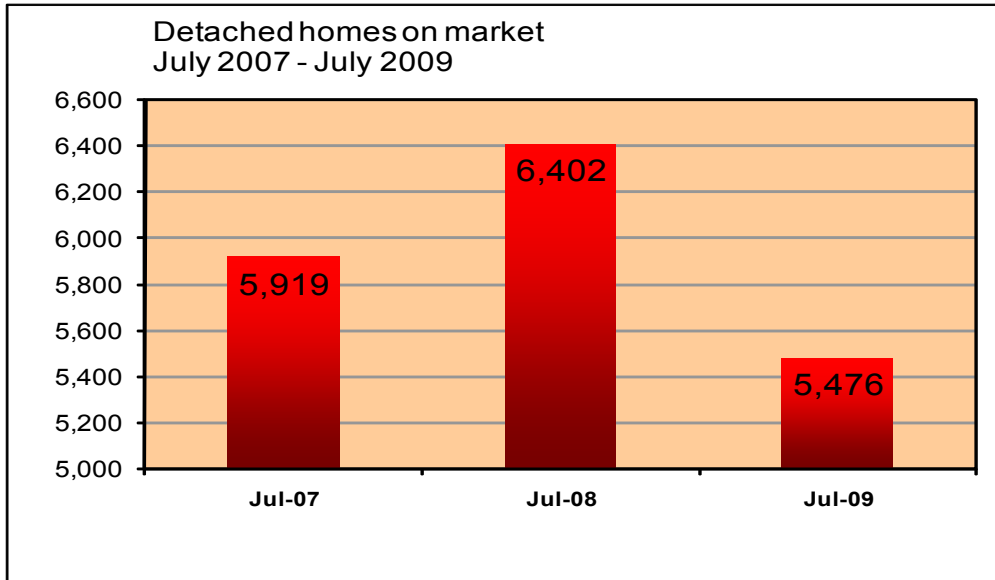
- Pending sales for detached homes sales in all the Southwest Multiple Listing Service market areas are up .46 percent from the previous year.
- Closed sales for detached homes in the Southeast Multiple Listing Service market areas are up 13.25 percent from June 2009 and 4.40 percent from July 2008.
- Dollar volume of closed sales for detached homes indicates a 2.89 percent decrease from July 2008, which is a significant reduction from the -15 to -40 percent range seen over the last 23-months.

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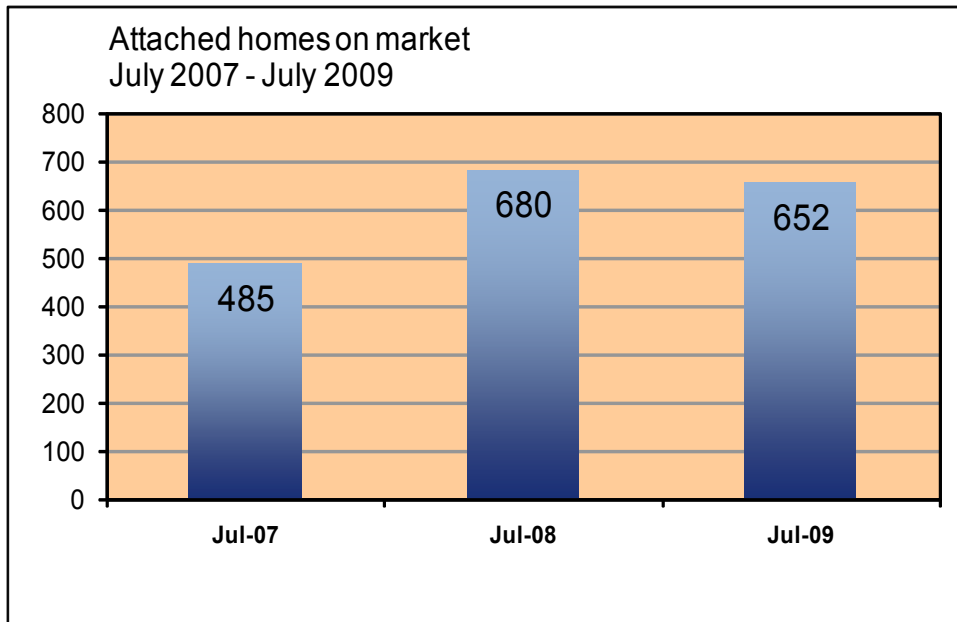
# Market Inventory



Detached represents existing single-family detached homes

Total Active Listings  
as of August 5, 2009

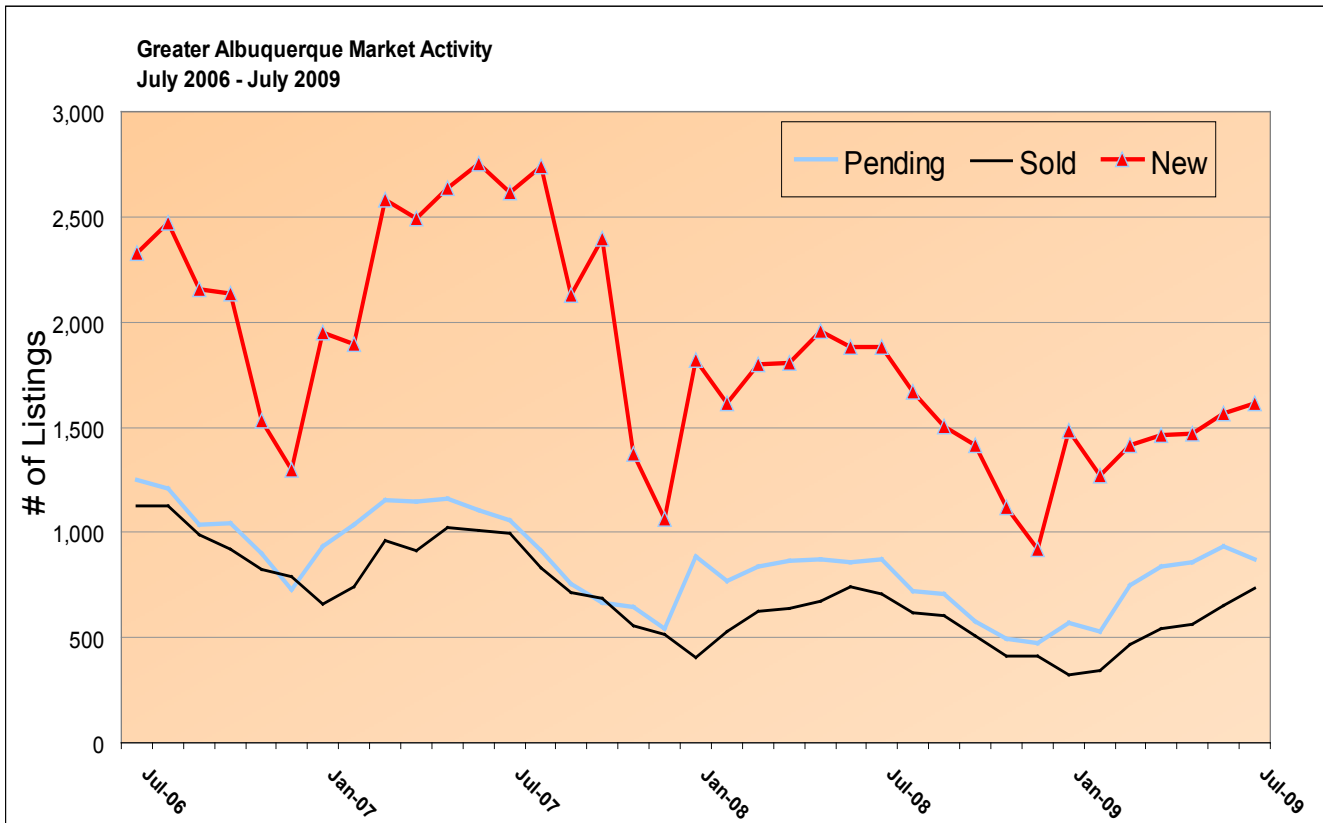
Active detached:	5,476
Active attached:	+ 652
Total:	<u>6,128</u>



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.

# New Listings



## New Listings detached

Month/Year	2005	2006	2007	2008	2009
Jan	926	1,622	1,952	1,817	1,483
Feb	727	1,501	1,897	1,615	1,272
Mar	1,397	1,837	2,581	1,800	1,415
Apr	1,661	1,869	2,491	1,805	1,461
May	1,242	2,259	2,639	1,956	1,472
Jun	1,918	2,381	2,755	1,878	1,564
Jul	1,873	2,324	2,615	1,882	1,610
Aug	1,845	2,473	2,742	1,668	
Sep	1,590	2,157	2,127	1,502	
Oct	1,790	2,133	2,393	1,411	
Nov	1,335	1,528	1,372	1,121	
Dec	1,049	1,297	1,064	917	

New Listings this month

**1,610**

Compared to last month

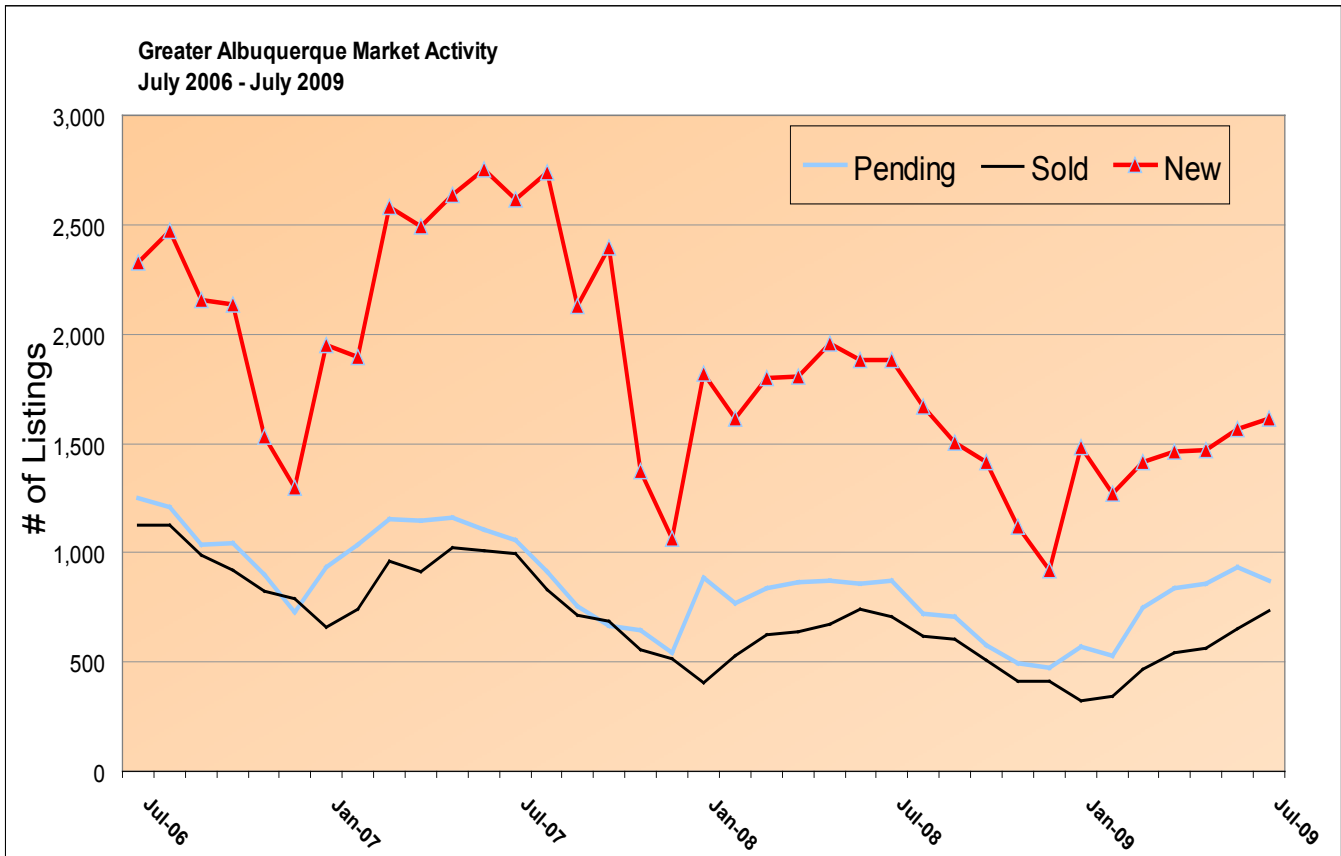
**↑ 2.94 %**

Compared to July 2008

**↓ 14.45 %**

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

# Pending Sales



Pending Sales detached					
Month/Year	2005	2006	2007	2008	2009
Jan	942	1,051	935	884	571
Feb	1,037	1,187	1,034	768	530
Mar	1,064	1,316	1,155	836	748
Apr	1,370	1,289	1,148	862	836
May	1,297	1,361	1,157	869	856
Jun	1,414	1,264	1,108	857	933
Jul	1,448	1,249	1,058	871	875
Aug	1,419	1,211	911	723	
Sep	1,227	1,037	758	706	
Oct	1,229	1,042	665	575	
Nov	1,031	900	645	493	
Dec	787	729	543	477	

Pending Sales this month

**875**

Compared to last month

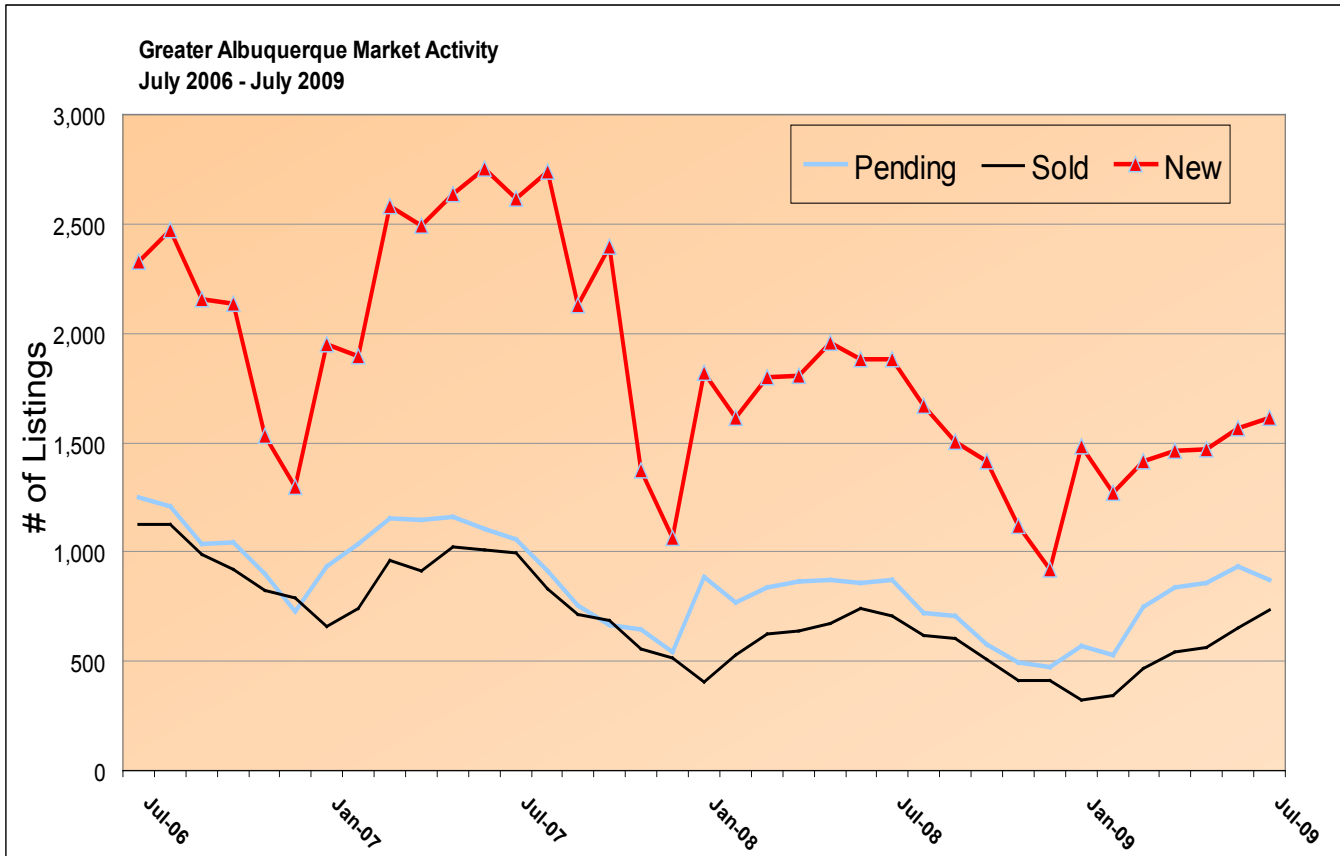
↓ **6.22 %**

Compared to July 2008

↑ **0.46 %**

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

# Closed Sales



Closed Sales detached					
Month/Year	2005	2006	2007	2008	2009
Jan	627	754	662	408	324
Feb	725	836	741	532	343
Mar	835	1,111	964	624	465
Apr	937	1,002	910	641	542
May	1,174	1,152	1,020	674	566
Jun	1,159	1,140	1,011	738	649
Jul	1,231	1,123	992	704	735
Aug	1,267	1,126	833	619	
Sep	1,187	990	716	604	
Oct	1,055	917	687	511	
Nov	1,021	824	556	411	
Dec	924	787	516	412	

Closed Sales this month

**735**

Compared to last month

**↑ 13.25 %**

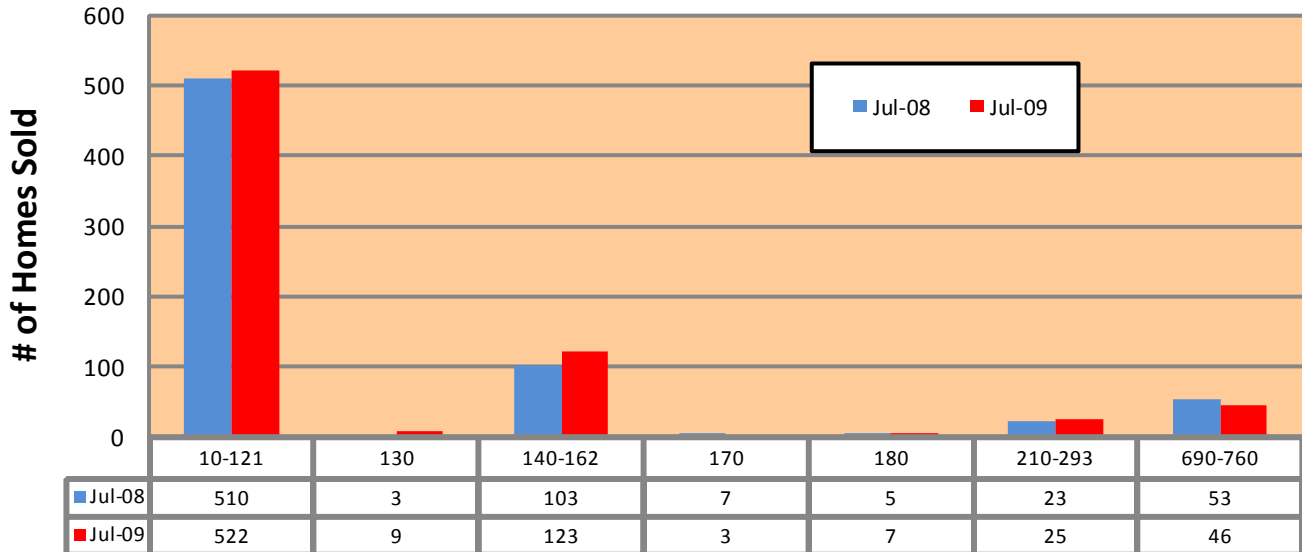
Compared to July 2008

**↑ 4.40 %**

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 Market Area

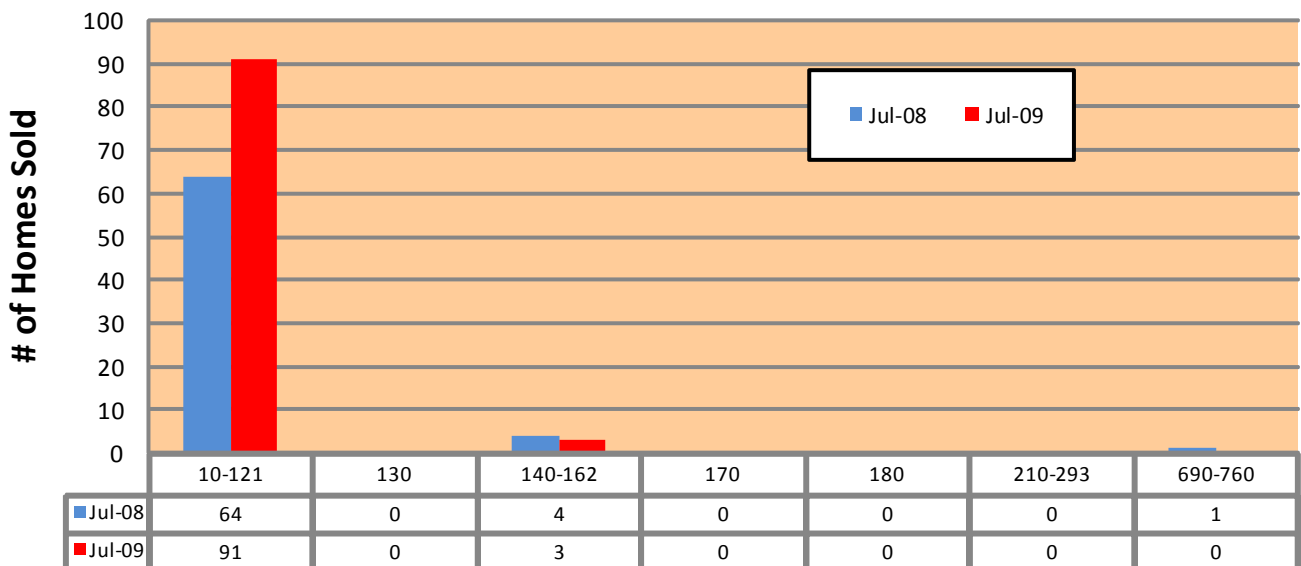
## July 2008 & 2009 Detached Sales



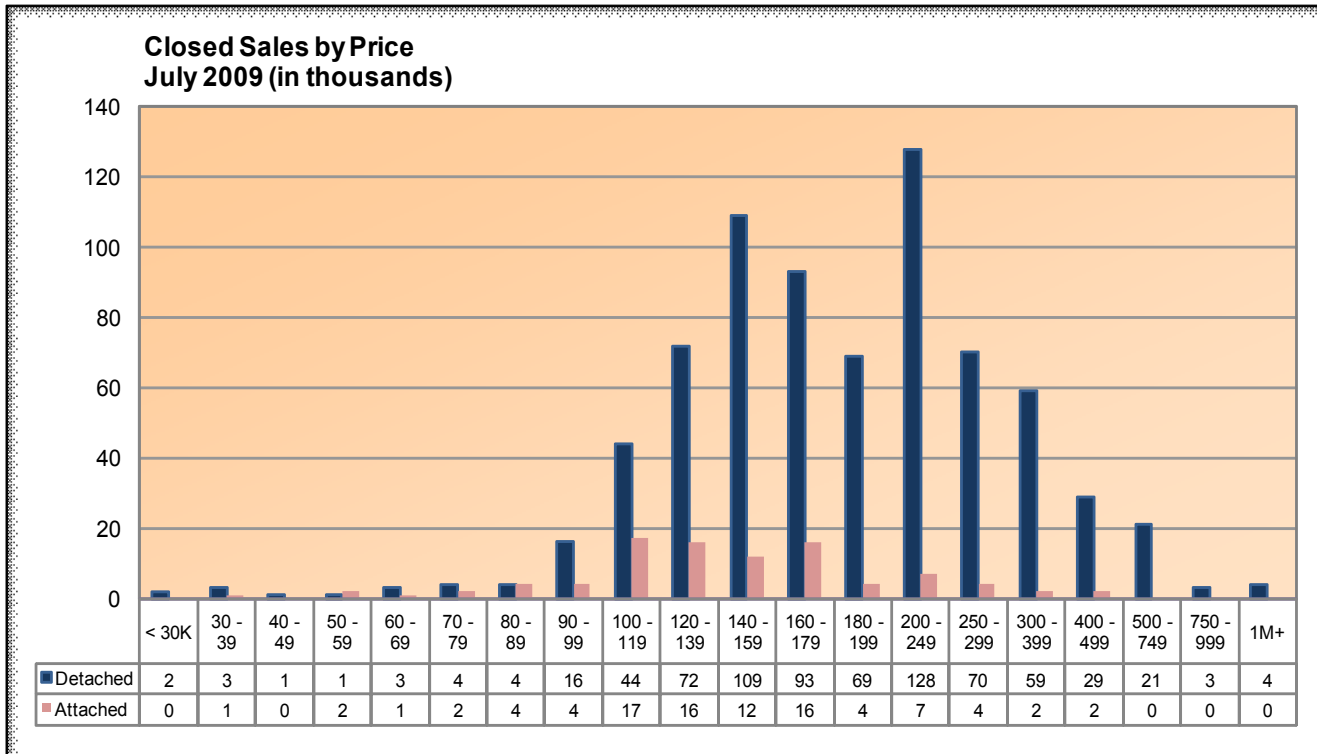
### SWMLS Market Areas

<b>10-121</b>	<b>City of Albuquerque</b>	<b>180</b>	<b>Placitas</b>
<b>130</b>	<b>Corrales</b>	<b>210-293</b>	<b>East Mountains</b>
<b>140-162</b>	<b>Rio Rancho</b>	<b>690-760</b>	<b>Los Lunas, Belen, Bosque Farms</b>
<b>170</b>	<b>Bernalillo</b>		

## July 2008 & 2009 Attached Sales



# Closed Sales by Price



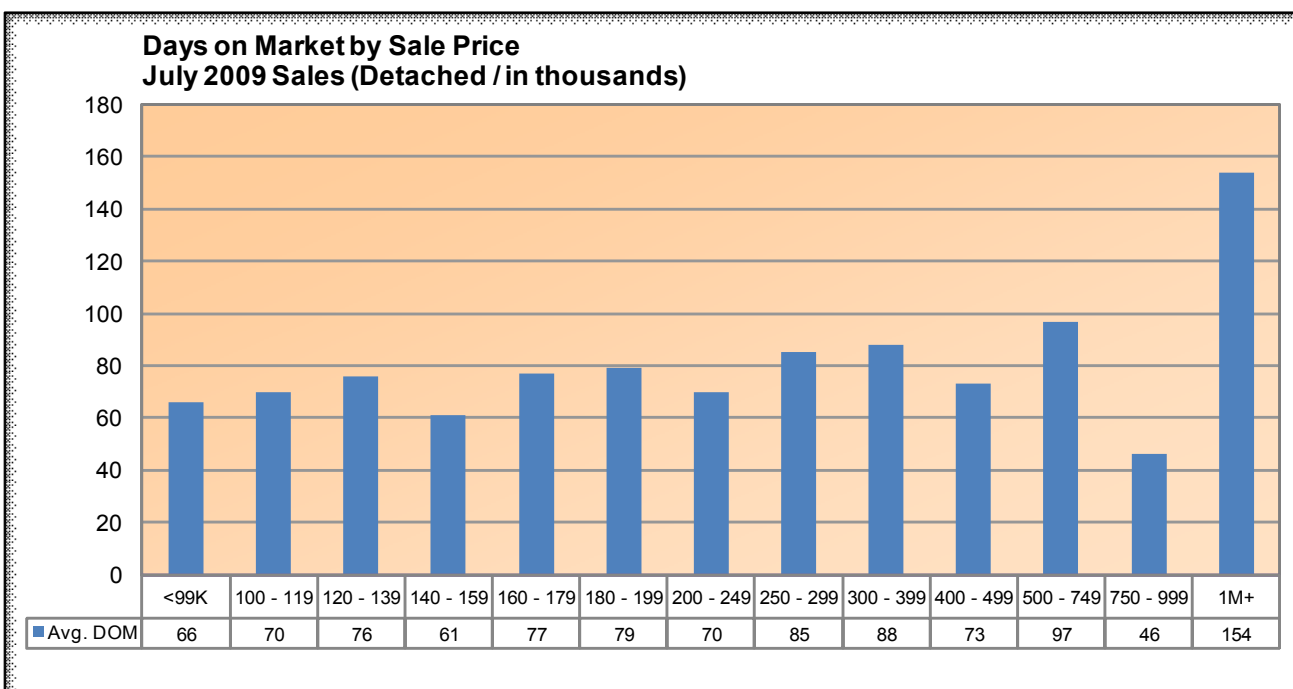
Top Selling Price Range for Detached Homes

**\$200,000 - \$249,000**

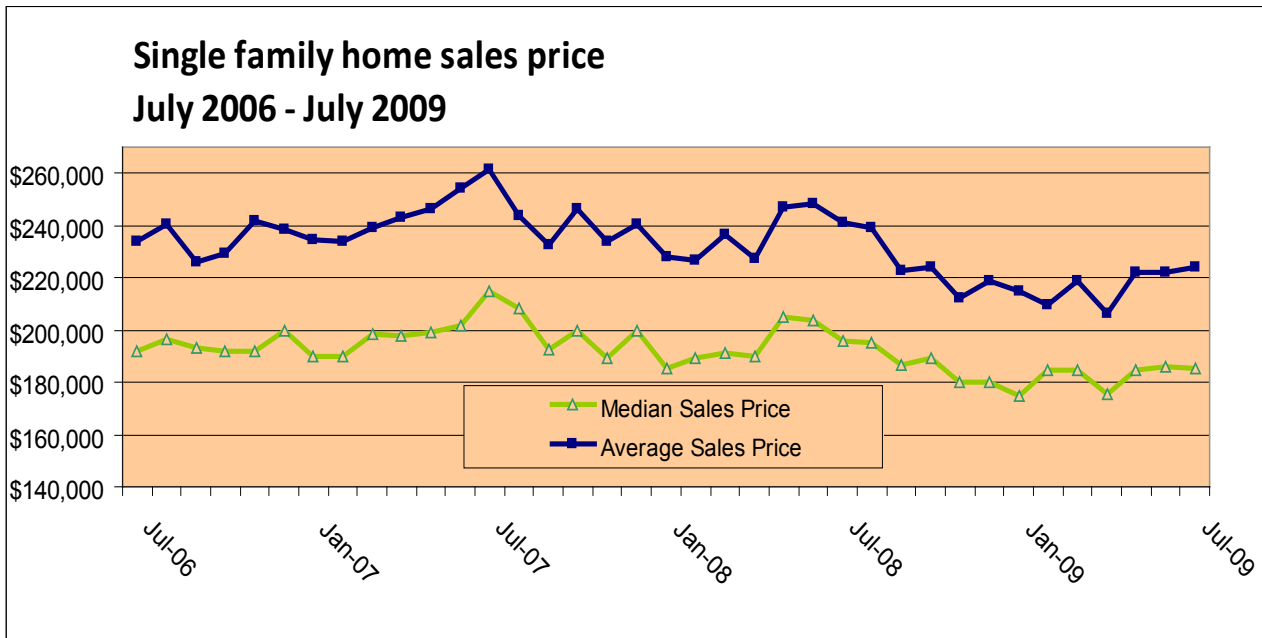
Top Selling Price Range for Attached Homes

**\$100,000 - \$119,000**

# Days on Market by Sale Price



# Home Sales Prices



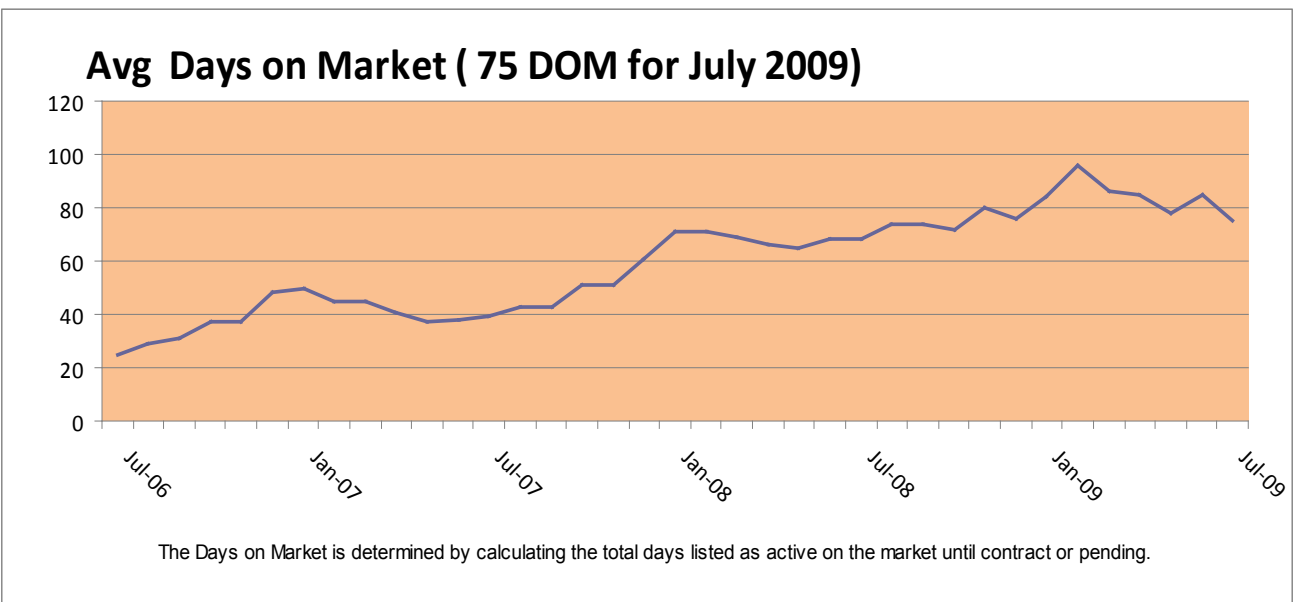
Median Sales Price for Single Family Homes

**\$185,000**

Average Sales Price for Single Family Homes

**\$224,271**

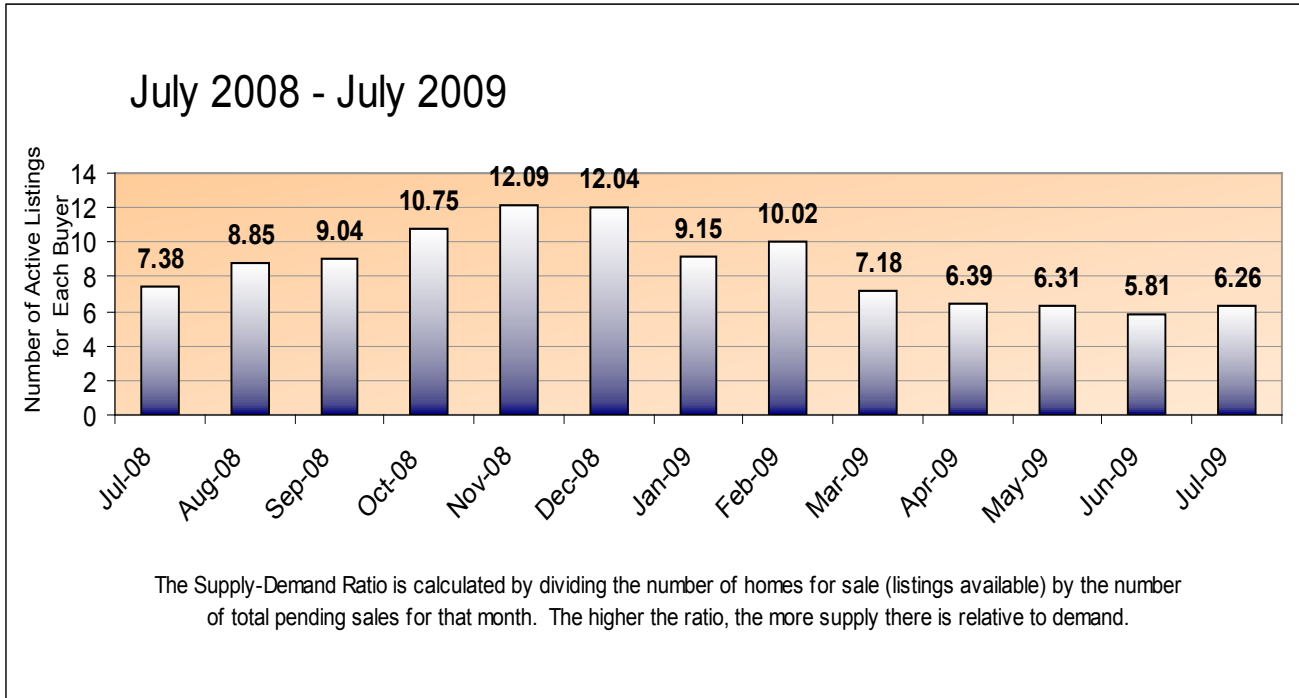
# Days on Market



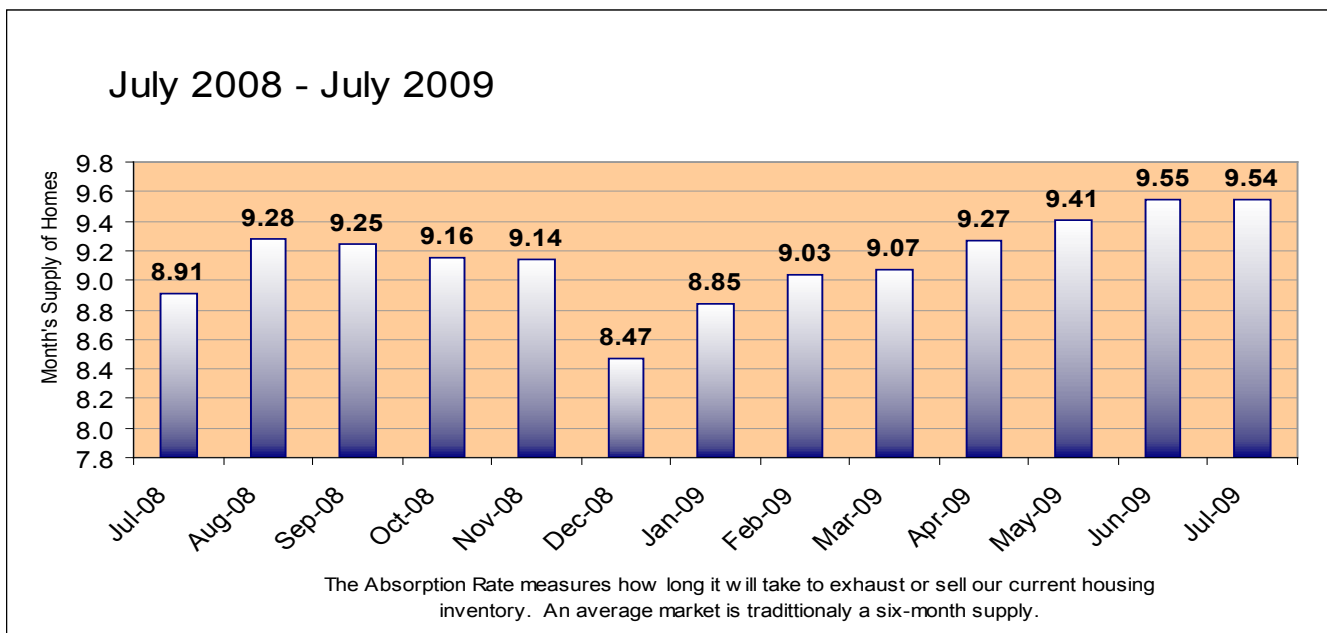
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.



# Supply-Demand Ratio



# Absorption Rate



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

# Market Overview

2009	(DET) 2009		(DET) 2008	Percent Change	(ATT) 2009	(ATT) 2008	Percent Change	(DET+ATT) 2009 Year-to-Date	(DET+ATT) 2008 Year-to-Date	Percent Change
	New Listings	Jul Aug Sep	1,610 1,668 1,502	1,882 1,668 1,502	-14.45%	189 157 145	200 157 145	-5.50%	11,459 15,905 17,552	14,080 15,905 17,552
Pending Sales	Jul Aug Sep	875 723 706	871 723 706	0.46%	110 94 94	106 86 75	3.77%	5,919 7,412 8,193	6,603 7,412 8,193	-10.36%
Closed Sales	Jul Aug Sep	735 619 604	704 619 604	4.40%	94 64 62	69 64 62	36.23%	4,005 5,489 6,155	4,805 5,489 6,155	-16.65%
Dollar Volume of Closed Sales (in millions)	Jul Aug Sep	\$164.8 \$147.9 \$134.7	\$169.7 \$147.9 \$134.7	-2.89%	\$14.5 \$154,399 \$652	\$11.4 \$150,000 \$141,300 \$135,000	27.19%	\$848.0 \$1,105.9 \$1,263.5 \$1,407.6	\$11.4 \$1,105.9 \$1,263.5 \$1,407.6	-23.32%
Median Sales Price	Jul Aug Sep	\$185,000 \$195,000 \$186,750	\$196,000 \$195,000 \$186,750	-5.61%	652 90 75	680 684 675	-4.12%	680 684 675	680 684 675	--
Average Sales Price	Jul Aug Sep	\$224,271 \$239,018 \$222,947	\$240,986 \$239,018 \$222,947	-6.94%	90 75 74	77 79 73	16.88%	90 75 74	77 79 73	--
Total Active Listings Available	Jul Aug Sep	5,476 6,381 6,181	6,402 6,381 6,181	-14.46%	75 74 74	68 74 74	10.29%	75 74 74	68 74 74	--
Average Days on Market	Jul Aug Sep	75 74 74	68 74 74	10.29%	75 74 74	68 74 74	10.29%	75 74 74	68 74 74	--

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# Market Snapshot - Rio Rancho & Albuquerque

RIO RANCHO			ABQ AREA					
	(DET) 2009	(DET) 2008	Percent Change		(DET) 2009	(DET) 2008	Percent Change	
New Listings	Jul	248	330	-24.85%	Jul	1,066	1,249	-14.65%
	Aug		317	-	Aug		1,060	-
	Sep		272	-	Sep		973	-
Pending Sales	Jul	160	144	11.11%	Jul	620	580	6.90%
	Aug		137	-	Aug		494	-
	Sep		121	-	Sep		503	-
Closed Sales	Jul	123	103	19.42%	Jul	522	510	2.35%
	Aug		96	-	Aug		430	-
	Sep		94	-	Sep		436	-
Median Sales Price	Jul	\$161,000	\$180,000	-10.56%	Jul	\$188,000	\$200,000	-6.00%
	Aug		\$176,500	-	Aug		\$196,925	-
	Sep		\$171,750	-	Sep		\$187,000	-
Average Sales Price	Jul	\$188,482	\$211,416	-10.85%	Jul	\$230,848	\$246,413	-6.32%
	Aug		\$197,078	-	Aug		\$241,214	-
	Sep		\$189,508	-	Sep		\$218,753	-
Total Active	Jul	893	1,148	-22.21%	Jul	3,271	3,898	-16.09%
	Aug		1,126	-	Aug		3,860	-
	Sep		1,055	-	Sep		3,717	-
Average Days on Market	Jul	81	71	14.08%	Jul	71	64	10.94%
	Aug		80	-	Aug		62	-
	Sep		71	-	Sep		69	-

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# Market Snapshot - East Mtns. & Valencia County

East Mountains			Valencia County			
	(DET) 2009	(DET) 2008	Percent Change	(DET) 2009	(DET) 2008	Percent Change
New Listings	Jul	N/A	-	106	N/A	-
	Aug	N/A	-		N/A	-
	Sep	N/A	-		N/A	-
Pending Sales	Jul	N/A	-	42	N/A	-
	Aug	N/A	-		N/A	-
	Sep	N/A	-		N/A	-
Closed Sales	Jul	23	8.70%	46	53	-13.21%
	Aug	29	-		37	-
	Sep	30	-		38	-
Median Sales Price	Jul	\$230,000	-	\$143,125	N/A	-
	Aug		-		N/A	-
	Sep		-		N/A	-
Average Sales Price	Jul	\$250,181	-	\$168,307	N/A	-
	Aug		-		N/A	-
	Sep		-		N/A	-
Total Active	Jul	483	-	492	N/A	-
	Aug		-		N/A	-
	Sep		-		N/A	-
Average Days on Market	Jul	112	-	73	N/A	-
	Aug		-		N/A	-
	Sep		-		N/A	-

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