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Monthly Highlights

- July saw a 14.06 percent decrease in pending sales and 24.22 percent decrease in closed sales, when compared to the previous year.
- The median sale price for single-family detached home sales rose in July to \$186,000, up 0.54 percent from the previous year and up 2.76 percent from the previous month.
- Active listing inventory for single-family, detached homes is at 5,803, up 5.97 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



Contact

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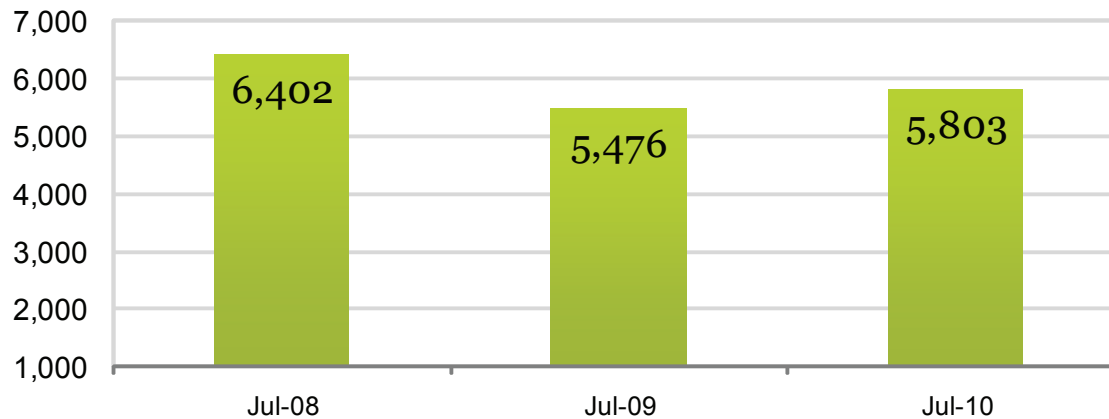
Email mark@gaar.com

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	
September	6,181	5,156	
October	5,962	4,938	
November	5,744	4,834	
December	5,222	4,630	

Detached homes on market

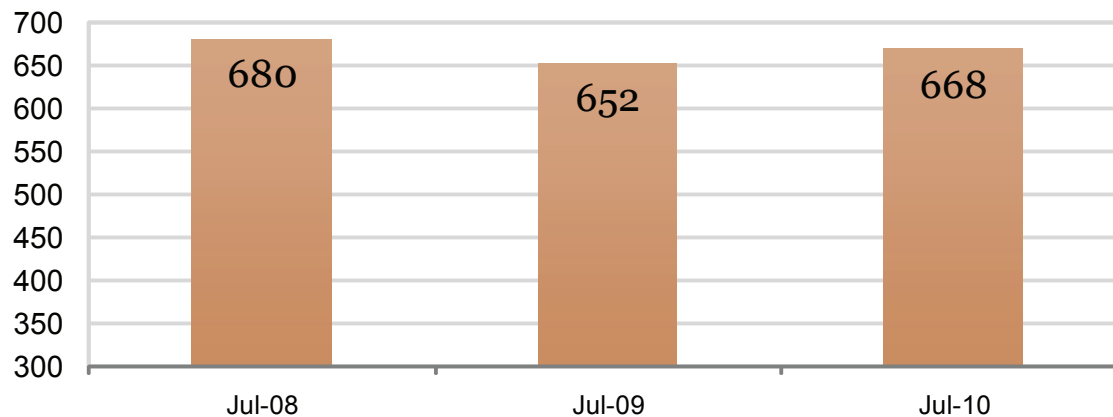


Detached represents existing single-family detached homes

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	
September	675	598	
October	655	590	
November	605	579	
December	599	546	

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

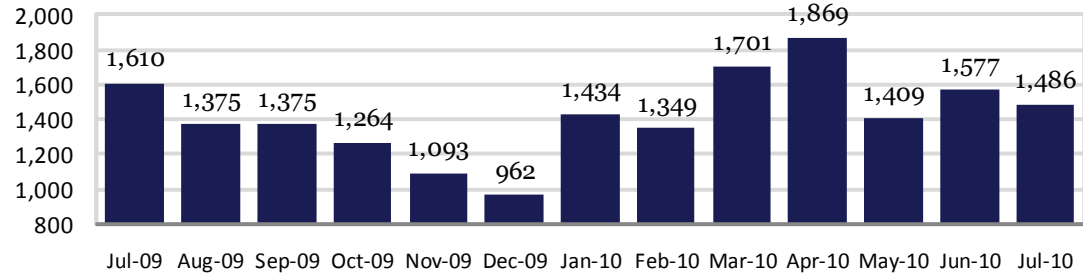
Month	New	Pending	Closed
Jul-09	1,610	875	735
Aug-09	1,375	986	600
Sep-09	1,375	923	661
Oct-09	1,264	900	731
Nov-09	1,093	595	646
Dec-09	962	476	543
Jan-10	1,434	740	349
Feb-10	1,349	779	380
Mar-10	1,701	1,077	634
Apr-10	1,869	1,271	678
May-10	1,409	678	731
Jun-10	1,577	729	723
Jul-10	1,486	752	557

Change from last month/year

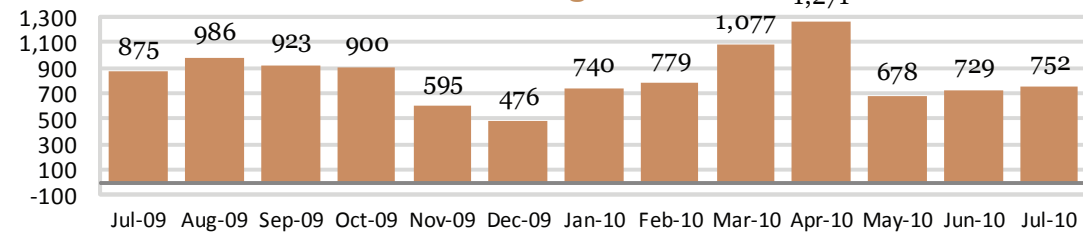
	Jul-10	Jun-10	Jul-09
New	1,486	1,577	1,610
% Change	-	-5.77%	-7.70%
Pending	752	729	875
% Change	-	3.16%	-14.06%
Closed	557	723	735
% Change	-	-22.96%	-24.22%

Data is for single-family detached homes

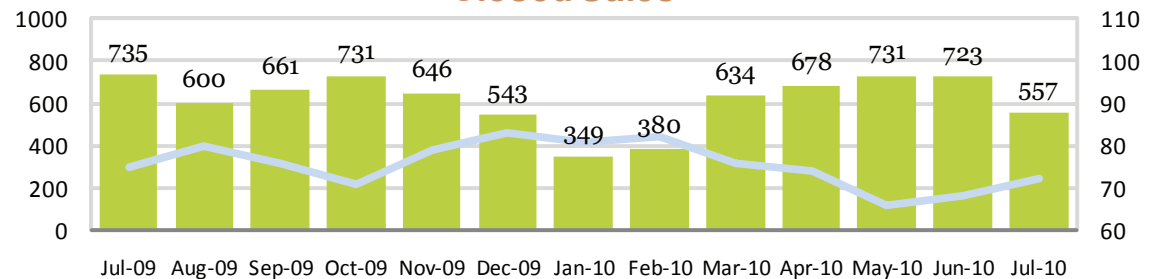
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for July 2010 detached sales was 72.

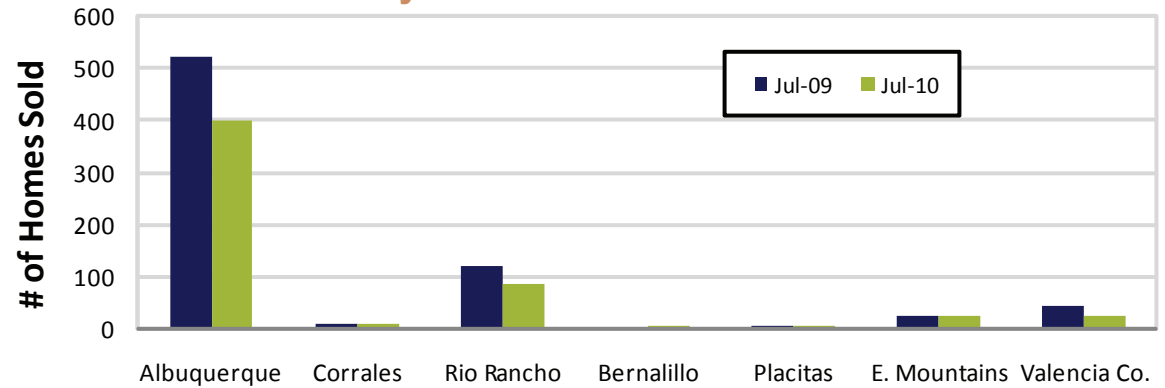
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Jul-09	Jul-10
10-121	Albuquerque	522	400
130	Corrales	9	10
140-162	Rio Rancho	123	87
180	Bernalillo	3	5
190	Placitas	7	5
210-293	E. Mountains	25	24
690-760	Valencia Co.	46	26
Total	All	735	557

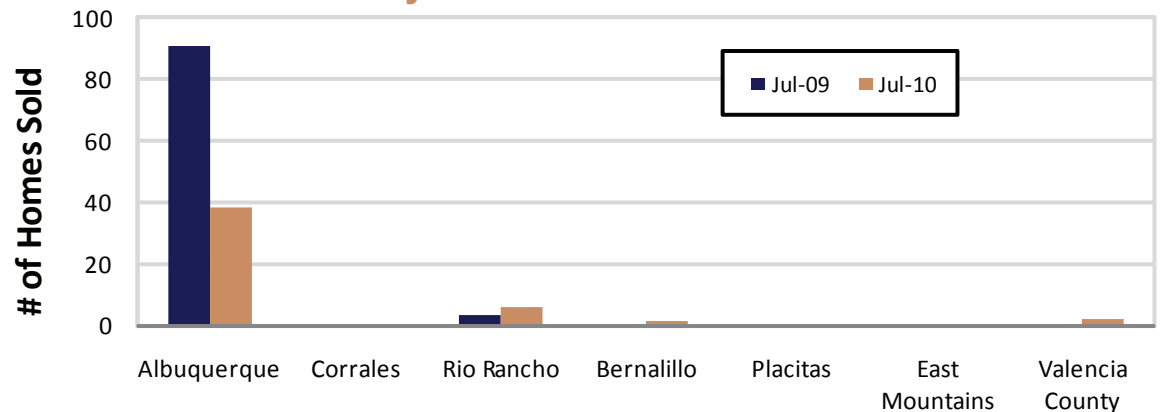
July 2009 & 2010 Detached Sales



Condo/townhome (attached) sales

MLS Area	Area Name	Jul-09	Jul-10
10-121	Albuquerque	91	38
130	Corrales	0	0
140-162	Rio Rancho	3	6
180	Bernalillo	0	1
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	0	2
Total	All	94	47

July 2009 & 2010 Attached Sales

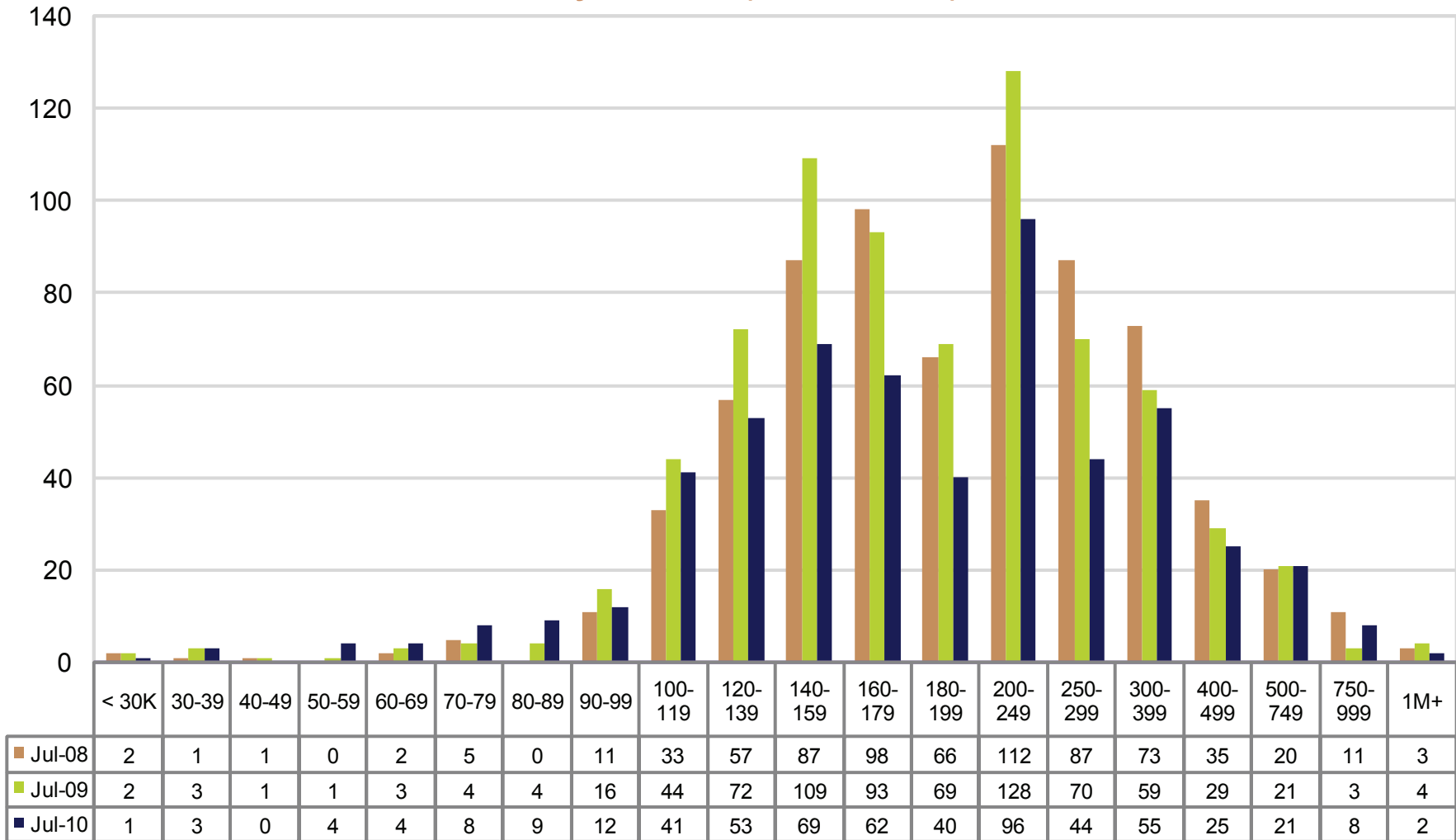


MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
July historical (in thousands)



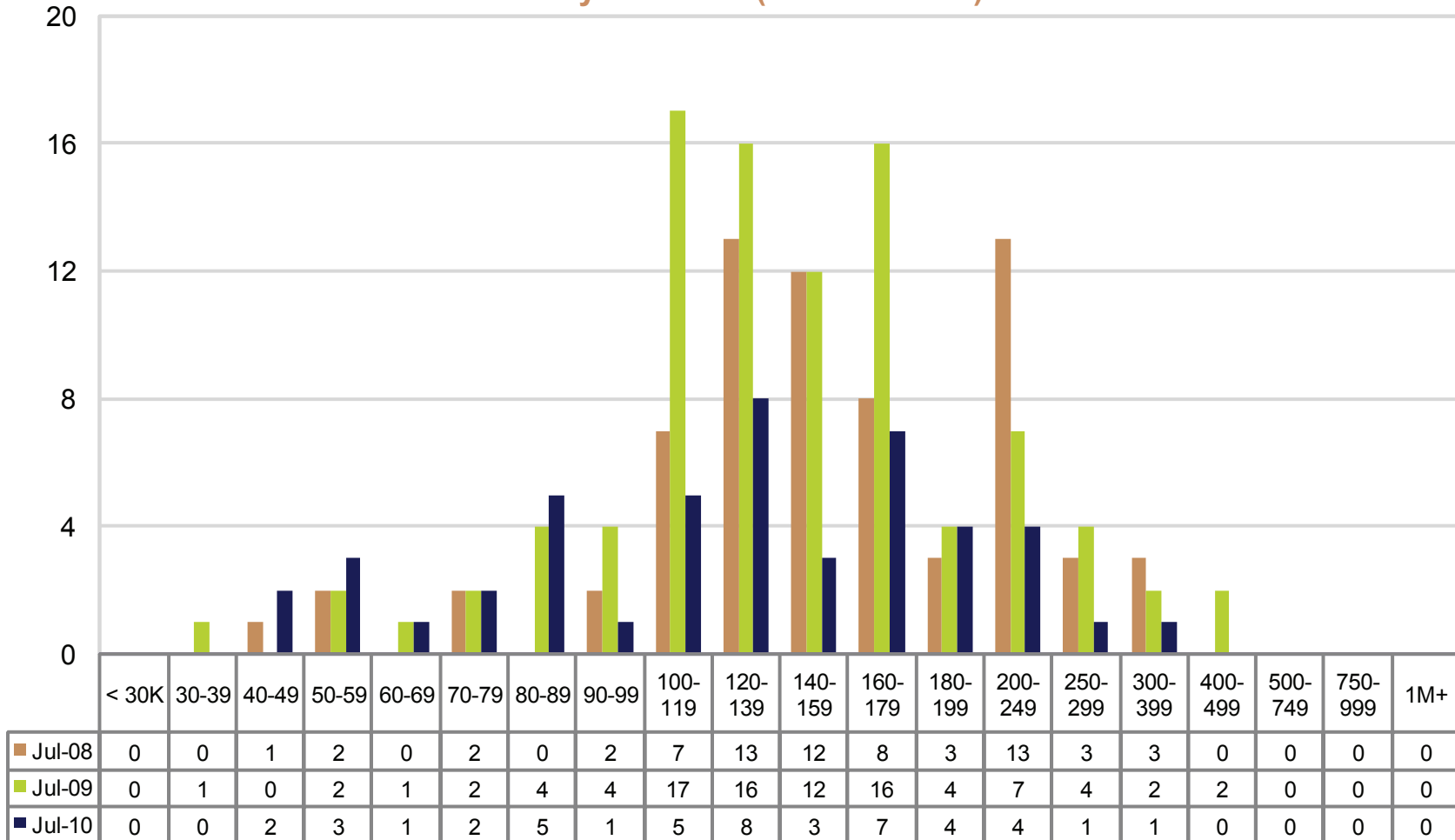
Top Selling Price Range for Detached Homes (for July 2010)

\$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
July historical (in thousands)



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

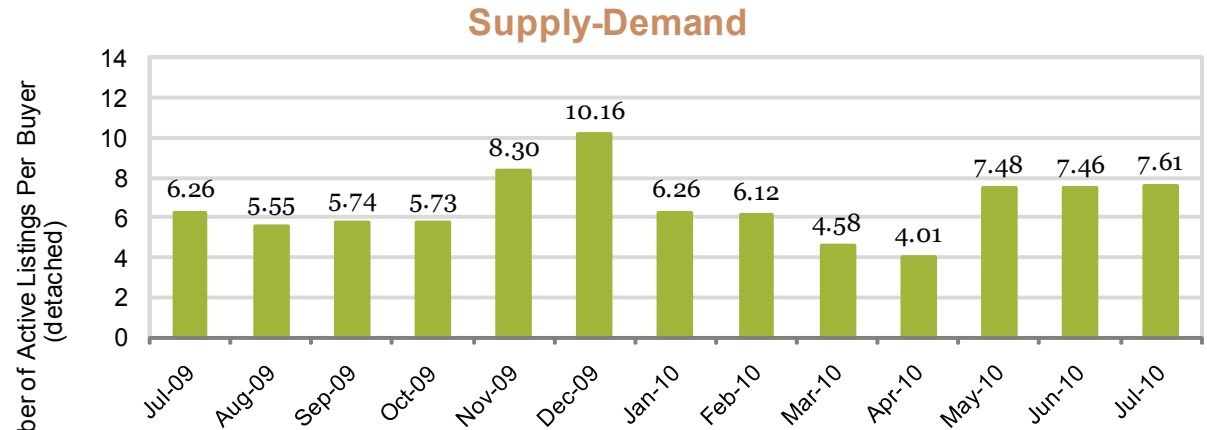
\$120,000 - \$139,999

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

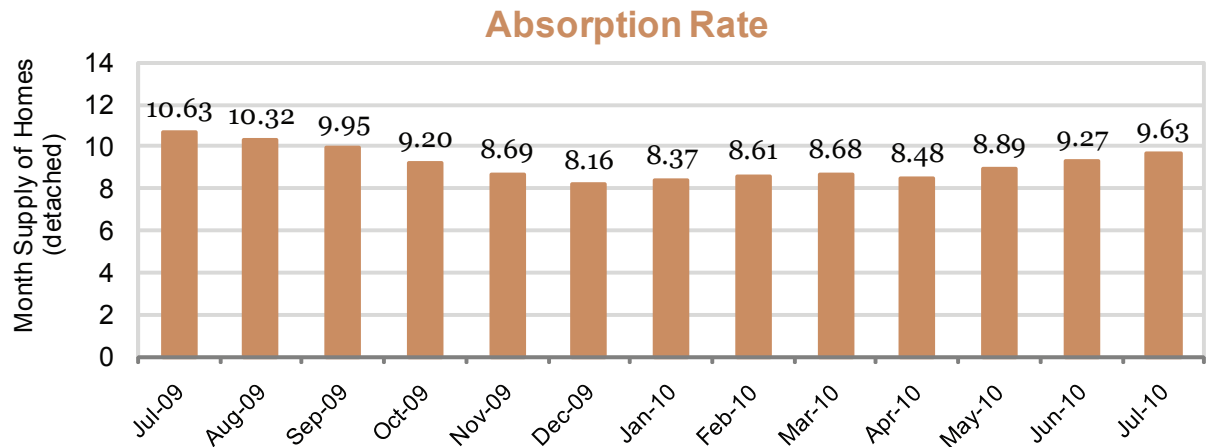
Year	2008	2009	2010
January	6.25	9.15	6.26
February	7.19	10.02	6.12
March	6.69	7.18	4.58
April	6.77	6.39	4.01
May	6.84	6.31	7.48
June	7.28	5.81	7.46
July	7.38	6.26	7.61
August	8.85	5.55	
September	9.04	5.74	
October	10.75	5.73	
November	12.09	8.30	
December	12.04	10.16	



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	
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.

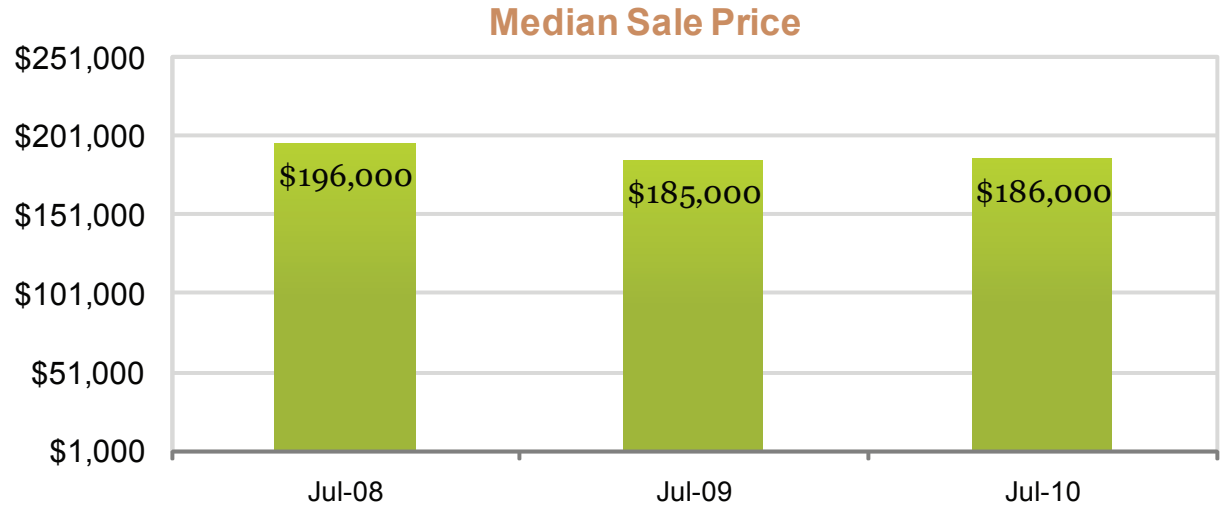
Data is for single-family detached homes

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

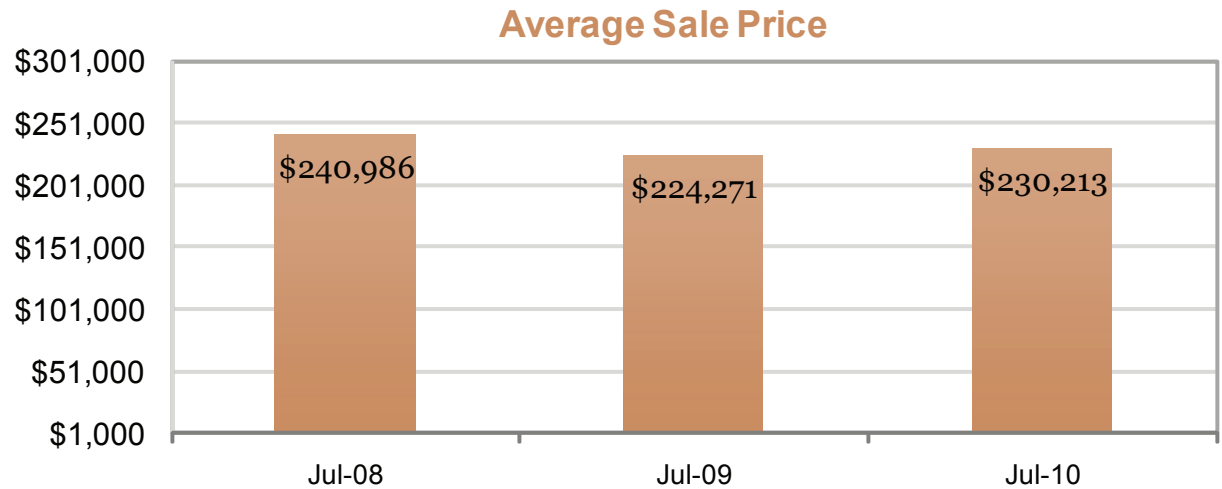
Median Sale Price

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	
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	
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		1,375			165				
	Sep		1,375			168				
Pending Sales	Jul	752	875	-14.06%	53	110	-51.82%	6,636	5,919	12.11%
	Aug		986			114				
	Sep		923			108				
Closed Sales	Jul	557	735	-24.22%	47	94	-50.00%	4,513	4,005	12.68%
	Aug		600			86				
	Sep		661			83				
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		\$127.2			\$12.5				
	Sep		\$138.8			\$12.6				
Median Sales Price	Jul	\$186,000	\$185,000	0.54%	\$130,000	\$139,000	-6.47%	--	--	--
	Aug		\$186,000			\$137,500				
	Sep		\$179,900			\$142,500				
Average Sales Price	Jul	\$230,213	\$224,271	2.65%	\$137,206	\$154,399	-11.14%	--	--	--
	Aug		\$211,969			\$144,768				
	Sep		\$209,987			\$152,094				
Total Active Listings Available	Jul	5,803	5,476	5.97%	668	652	2.45%	--	--	--
	Aug		5,299			603				
	Sep		5,156			598				
Average Days on Market	Jul	72	75	-4.00%	87	90	-3.33%	--	--	--
	Aug		80			82				
	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		938			Aug		197	
	Sep		885			Sep		225	
Pending Sales	Jul	509	620	-17.90%	Pending Sales	Jul	157	160	-1.88%
	Aug		687			Aug		167	
	Sep		638			Sep		148	
Closed Sales	Jul	400	522	-23.37%	Closed Sales	Jul	87	123	-29.27%
	Aug		433			Aug		104	
	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		\$187,000			Aug		\$169,700	
	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		\$212,016			Aug		\$198,615	
	Sep		\$212,917			Sep		\$188,245	
Total Active	Jul	3,535	3,271	8.07%	Total Active	Jul	884	893	-1.01%
	Aug		3,185			Aug		840	
	Sep		3,091			Sep		828	
Average Days on Market	Jul	69	71	-2.82%	Average Days on Market	Jul	70	81	-13.58%
	Aug		73			Aug		89	
	Sep		67			Sep		87	

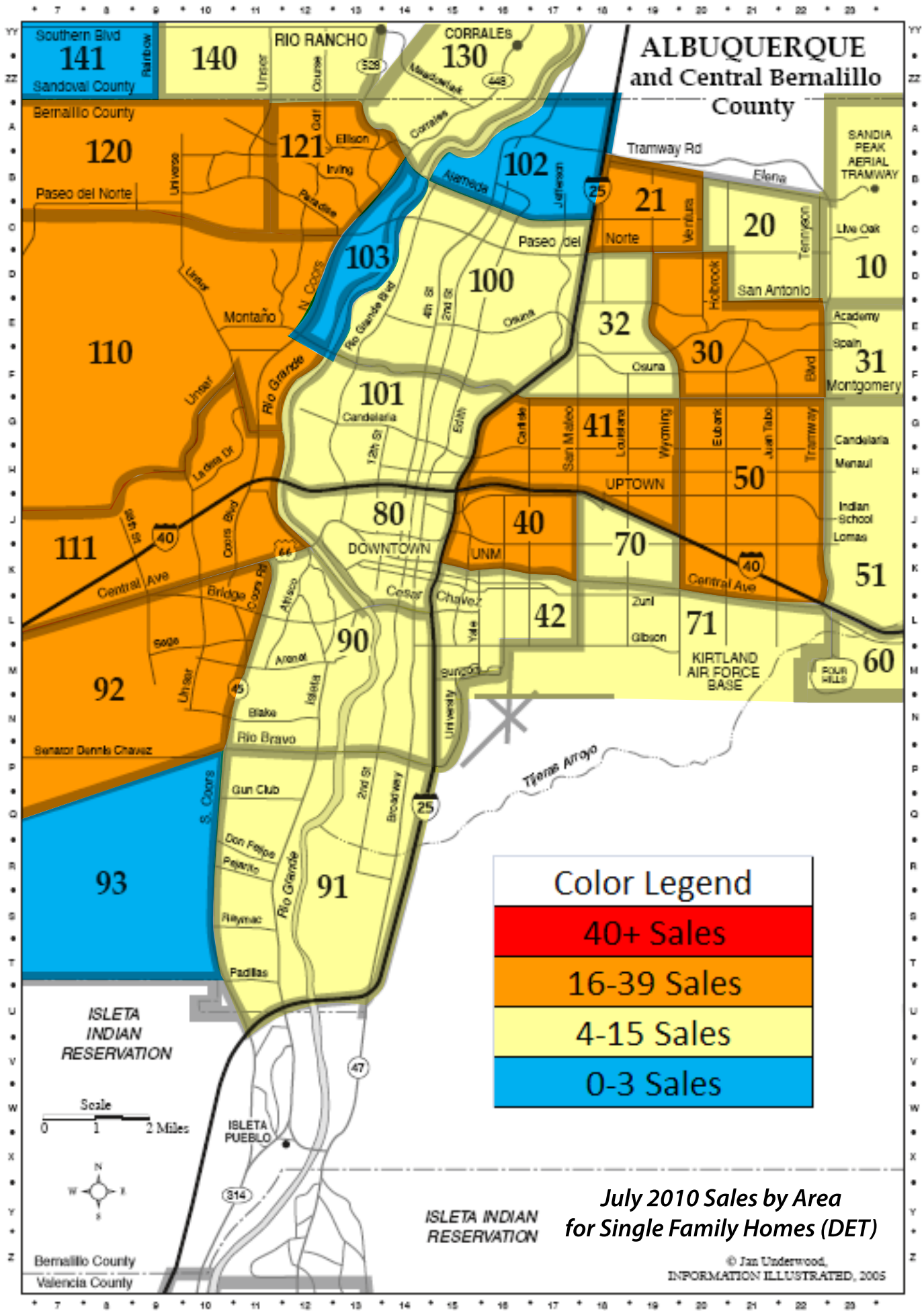
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

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		82	-		Aug		104	-
	Sep		81	-		Sep		123	-
Pending Sales	Jul	27	40	-32.50%	Pending Sales	Jul	34	42	-19.05%
	Aug		50	-		Aug		52	-
	Sep		45	-		Sep		67	-
Closed Sales	Jul	24	25	-4.00%	Closed Sales	Jul	26	46	-43.48%
	Aug		22			Aug		29	
	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		\$237,500	-		Aug		\$159,000	-
	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		\$251,927	-		Aug		\$165,360	-
	Sep		\$229,762	-		Sep		\$150,693	-
Total Active	Jul	522	483	8.07%	Total Active	Jul	556	492	13.01%
	Aug		474	-		Aug		473	-
	Sep		451	-		Sep		467	-
Average Days on Market	Jul	81	112	-27.68%	Average Days on Market	Jul	109	73	49.32%
	Aug		88	-		Aug		108	
	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.



Southern Blvd
141
Sandoval County

140 RIO RANCHO
CORRALES 130

ALBUQUERQUE
and Central Bernalillo
County

Bernalillo County
120
Paseo del Norte

121 Ellison
102
103

21
20
10

110

100
101

32
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31

111

80
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60

93

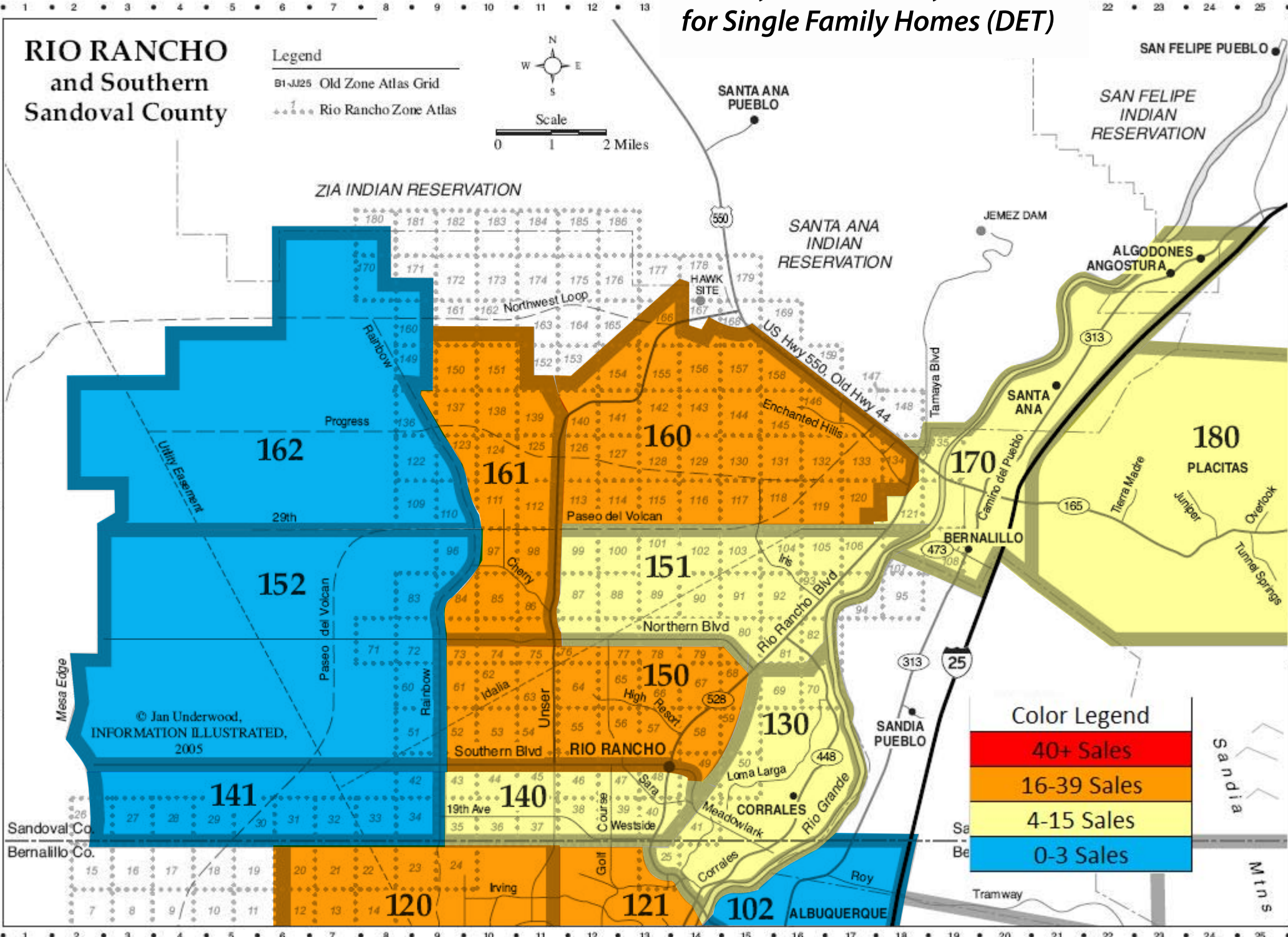
ISLETA INDIAN RESERVATION
Scale
0 1 2 Miles
ISLETA PUEBLO
Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

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

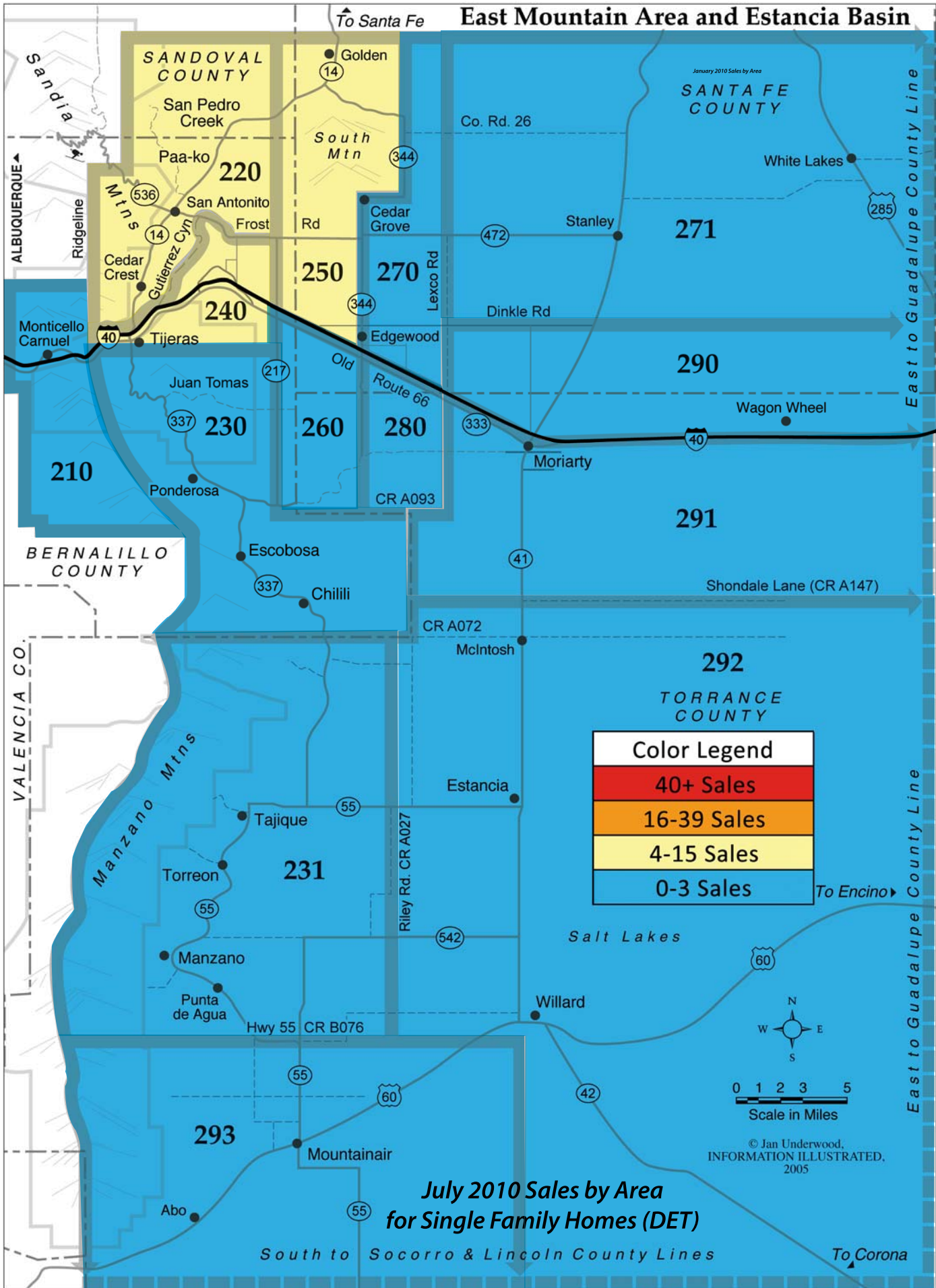
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July 2010 Sales by Area for Single Family Homes (DET)



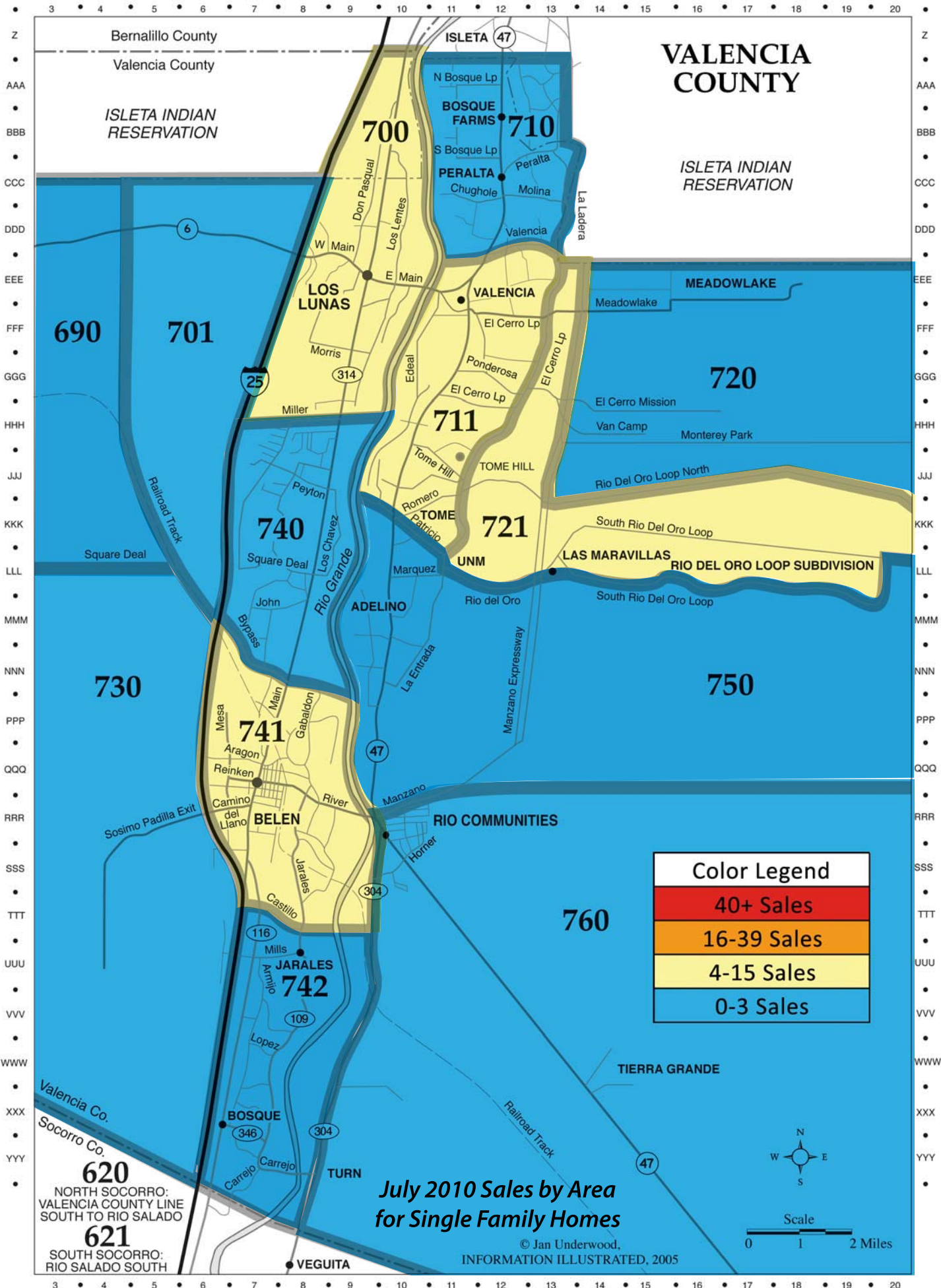
East Mountain Area and Estancia Basin

January 2010 Sales by Area



**July 2010 Sales by Area
for Single Family Homes (DET)**

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Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

710

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

721

740

ADELINO

730

741

750

760

BELEN

RIO COMMUNITIES

JARALES

742

TIERRA GRANDE

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

VEGUITA

July 2010 Sales by Area for Single Family Homes

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