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## Monthly Highlights

- Detached, single-family homes going under contract in June stayed above 900 for the third month in 2011 and rose 28.12 percent from the previous year.
- Detached home sales for June 2011 show an increase for the sixth consecutive month.
- For detached homes, the average sale price is up 4.52 percent and the median sale price increased 0.91 percent from the previous month.

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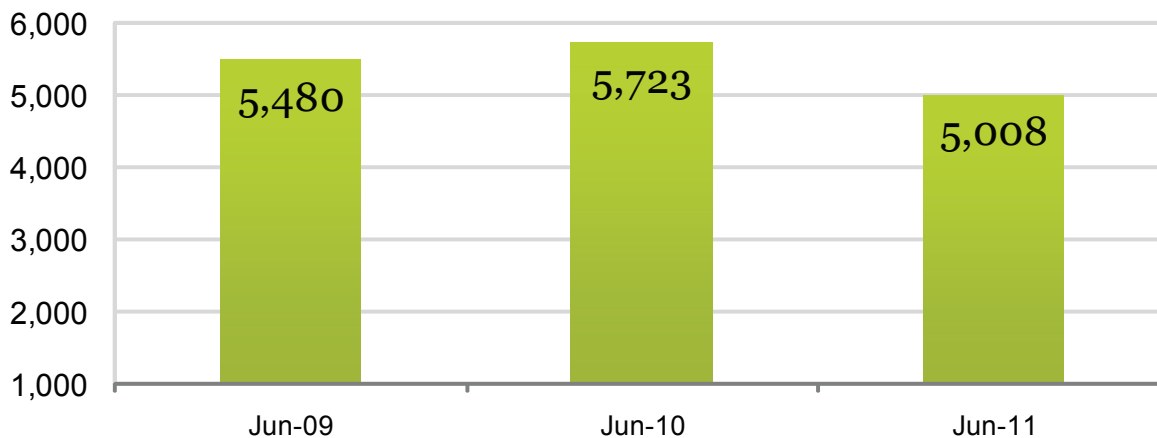
Email [president@gaar.com](mailto:president@gaar.com)

# 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	
August	5,299	5,759	
September	5,156	5,759	
October	4,938	5,481	
November	4,834	5,110	
December	4,630	4,794	

## Detached homes on market

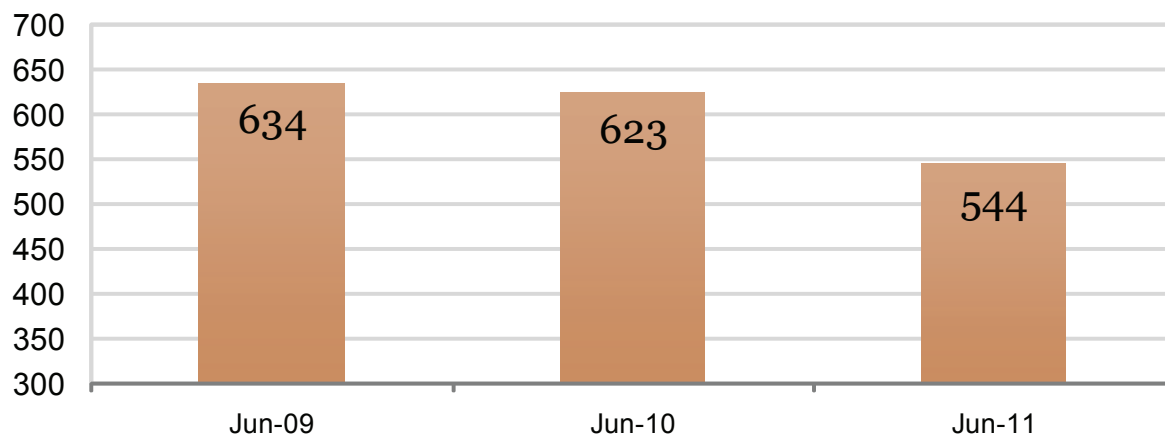


Detached represents existing single-family detached homes

## 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	
August	603	649	
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

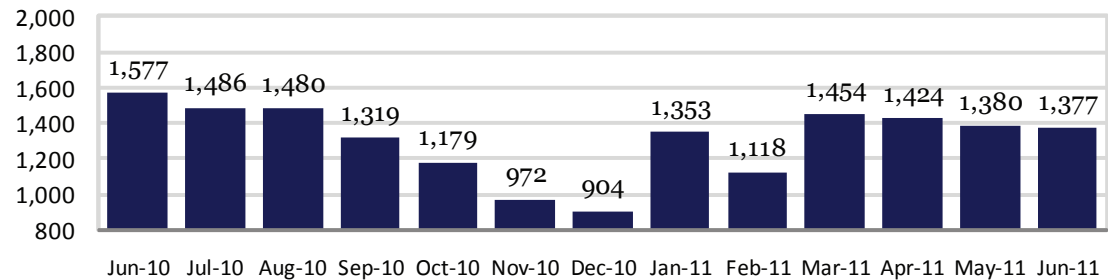
Month	New	Pending	Closed
Jun-10	1,577	729	723
Jul-10	1,486	752	557
Aug-10	1,480	768	511
Sep-10	1,319	657	479
Oct-10	1,179	655	456
Nov-10	972	589	469
Dec-10	904	540	505
Jan-11	1,353	693	363
Feb-11	1,118	703	410
Mar-11	1,454	903	570
Apr-11	1,424	903	567
May-11	1,380	899	632
Jun-11	1,377	934	658

## Change from last month/year

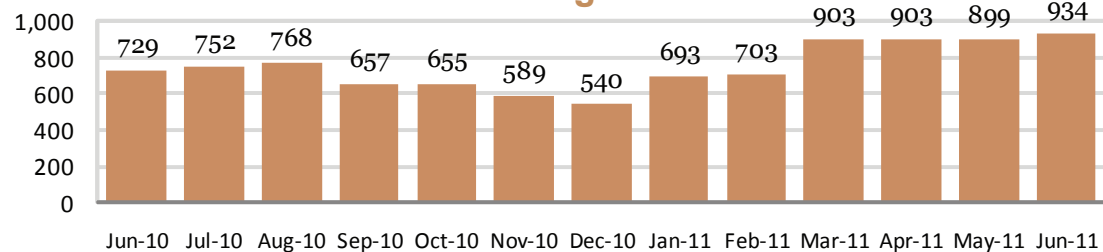
	Jun-11	May-11	Jun-10
New	1,377	1,380	1,577
% Change	-	<b>-0.22%</b>	<b>-12.68%</b>
Pending	934	899	729
% Change	-	<b>3.89%</b>	<b>28.12%</b>
Closed	658	632	723
% Change	-	<b>4.11%</b>	<b>-8.99%</b>

Data is for single-family detached homes

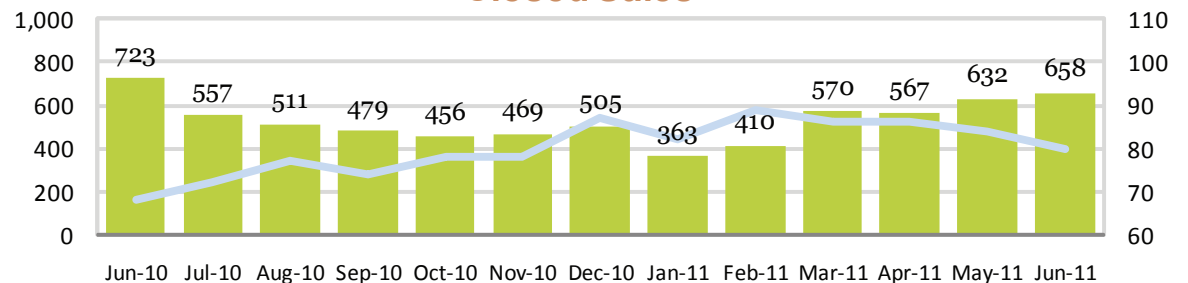
## New Listings



## Pending Sales



## Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for June 2011 detached sales was 80.

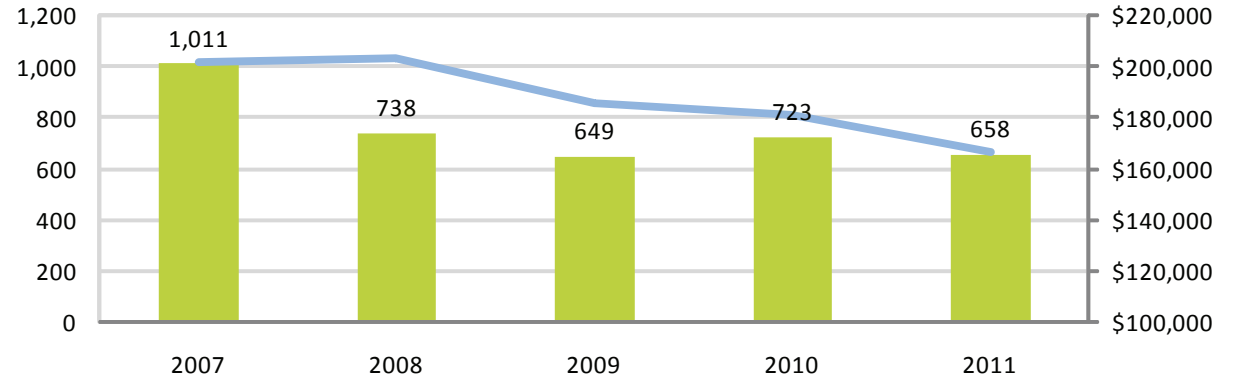
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

# Homes Sales by Market Area

## Single-family detached sales

MLS Area	Area Name	Jun-10	Jun-11
10-121	Albuquerque	506	468
130	Corrales	9	9
140-162	Rio Rancho	134	115
180	Bernalillo	4	3
190	Placitas	7	5
210-293	E. Mountains	19	23
690-760	Valencia Co.	44	35
Total	All	723	658

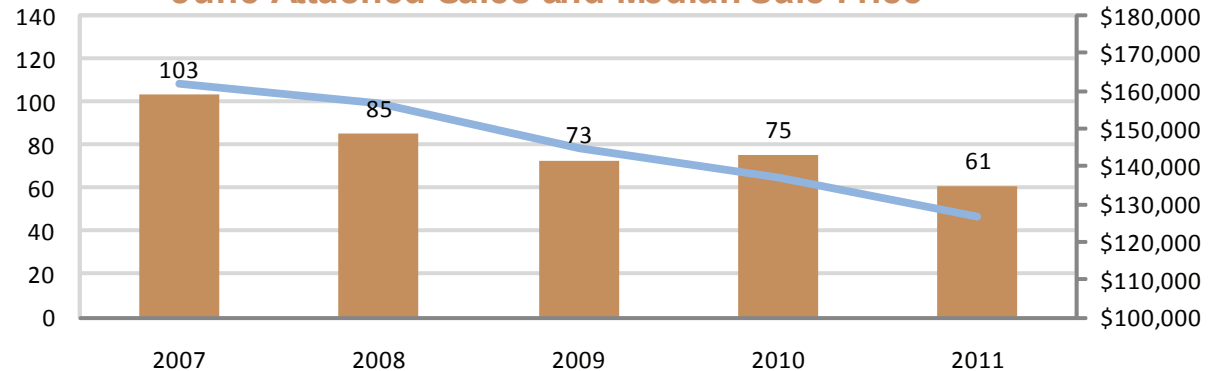
## June Detached Sales and Median Sale Price



## Condo/townhome (attached) sales

MLS Area	Area Name	Jun-10	Jun-11
10-121	Albuquerque	68	51
130	Corrales	0	0
140-162	Rio Rancho	4	4
180	Bernalillo	0	1
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	3	5
Total	All	75	61

## June Attached Sales and Median Sale Price



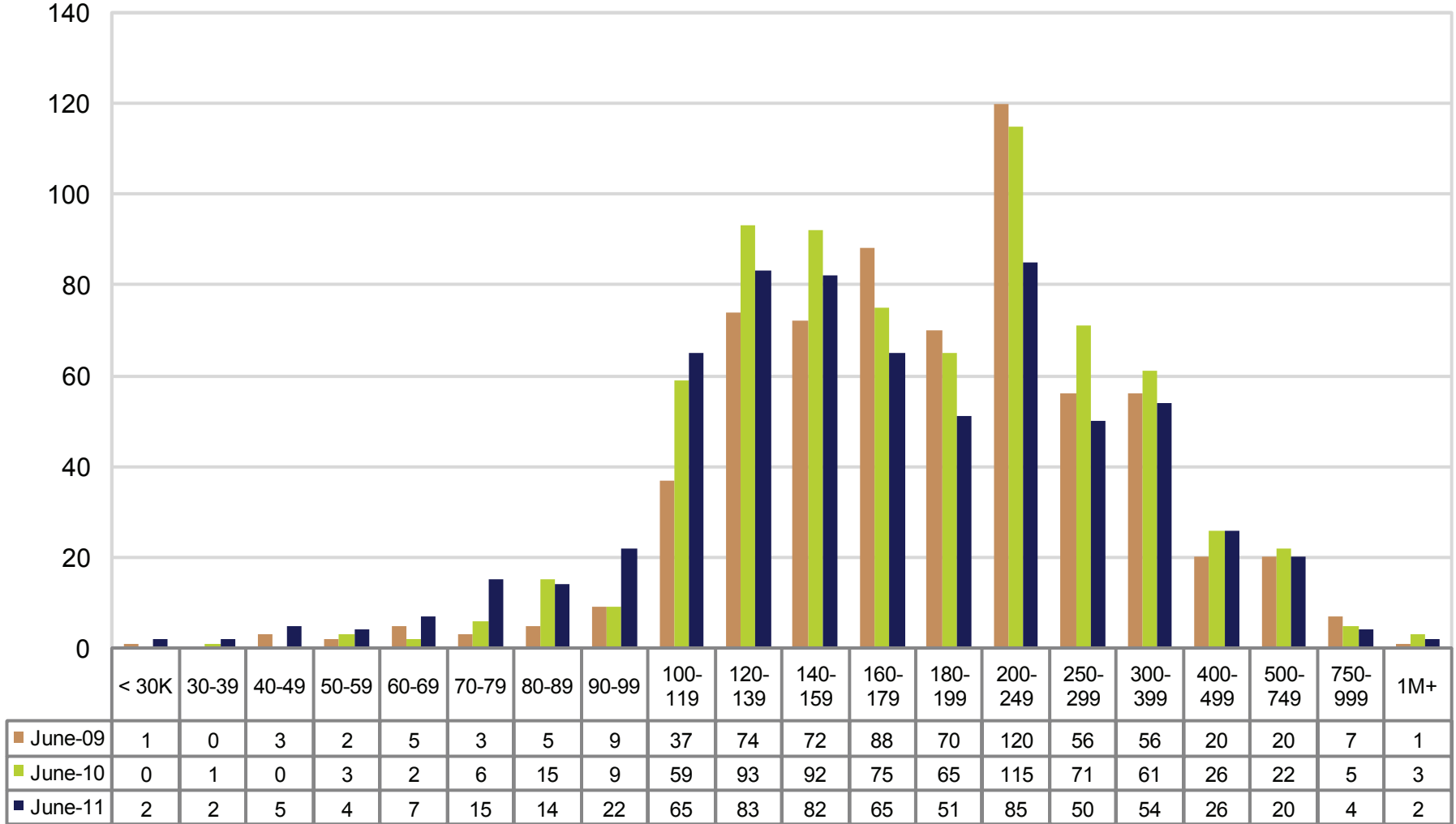
MLS Areas 210-293 include East Mountains and Estancia Basin.  
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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  
June historical (in thousands)



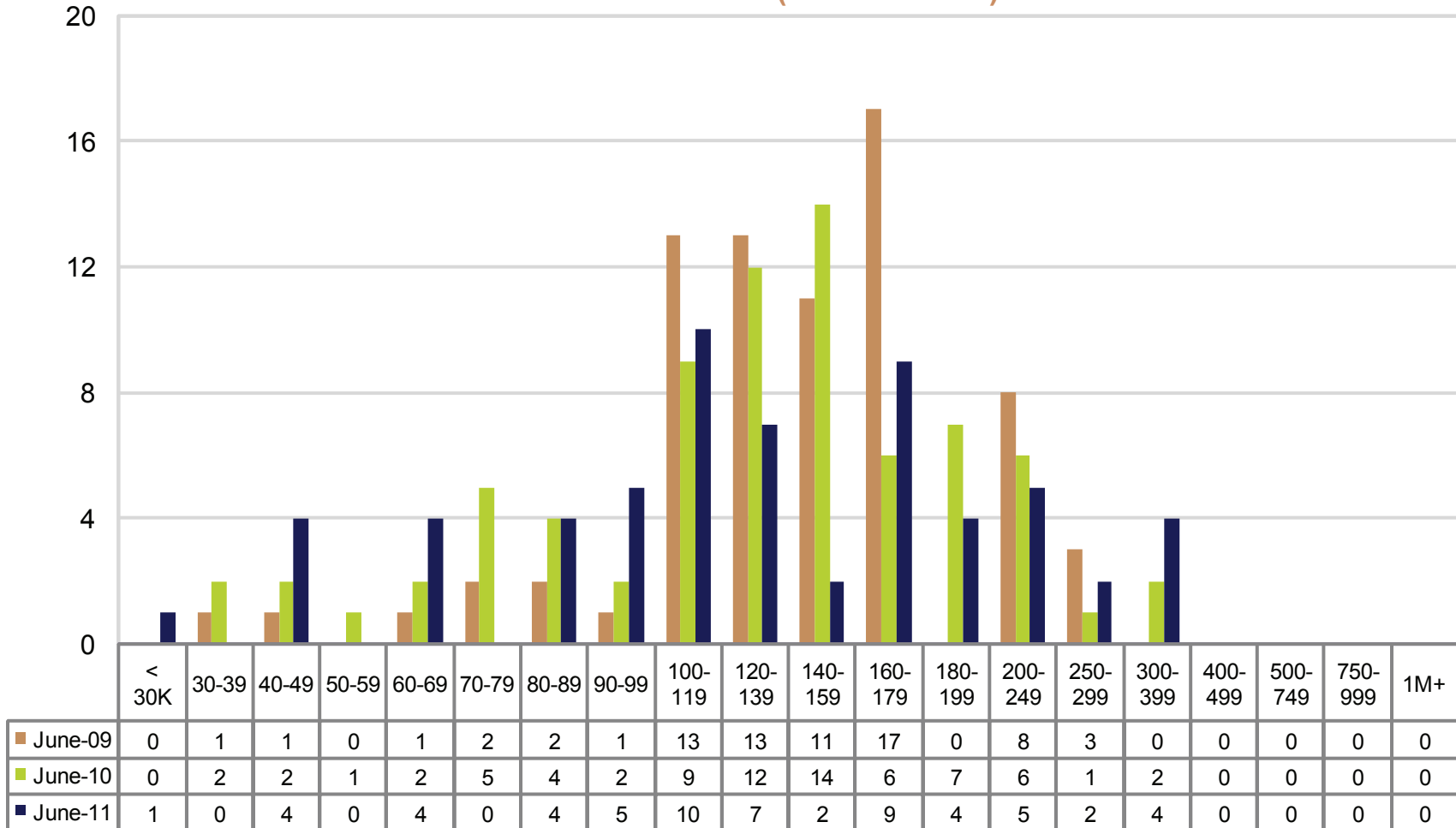
Top Selling Price Range for Detached Homes (for June 2011)

**\$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  
June historical (in thousands)



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

**\$100,000 - \$119,999**

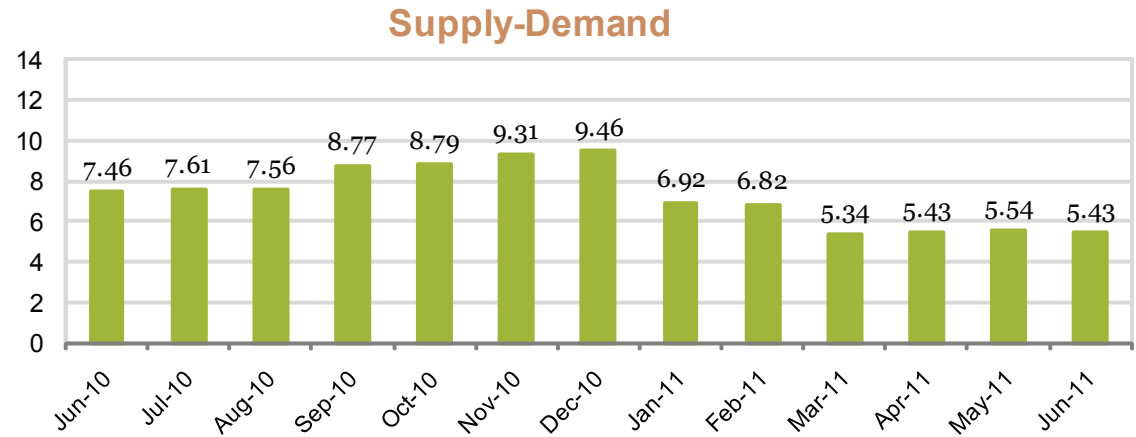
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

# 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	
August	5.55	7.56	
September	5.74	8.77	
October	5.73	8.79	
November	8.30	9.31	
December	10.16	9.46	

Number of Active Listings Per Buyer (detached)

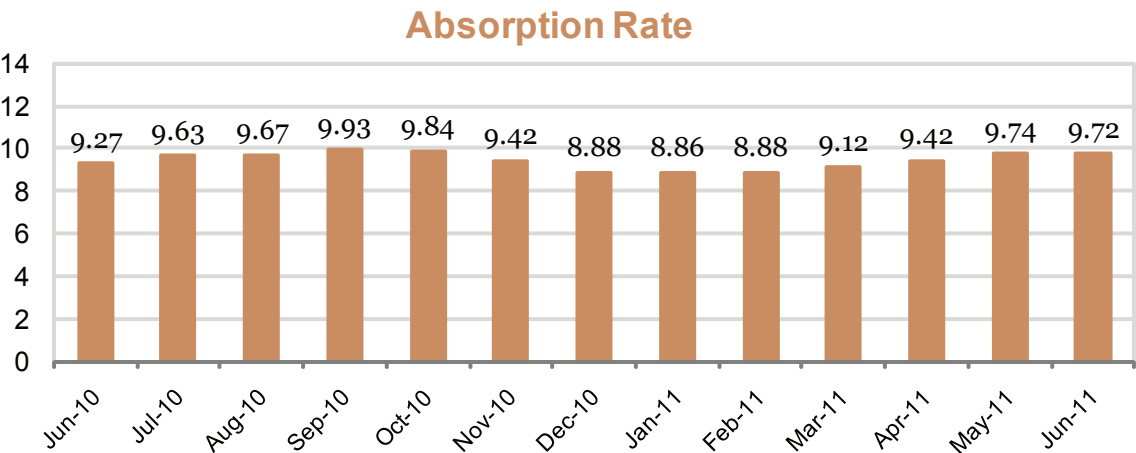


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

## 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	
August	10.32	9.67	
September	9.95	9.93	
October	9.20	9.84	
November	8.69	9.42	
December	8.16	8.88	

Month Supply of Homes (detached)



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.

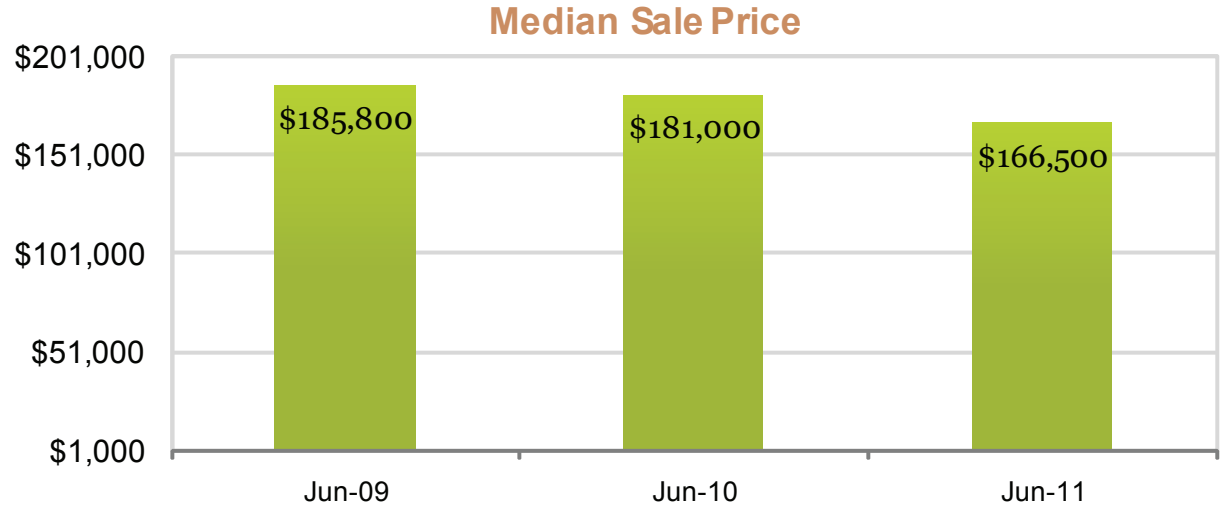
Data is for single-family detached homes

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

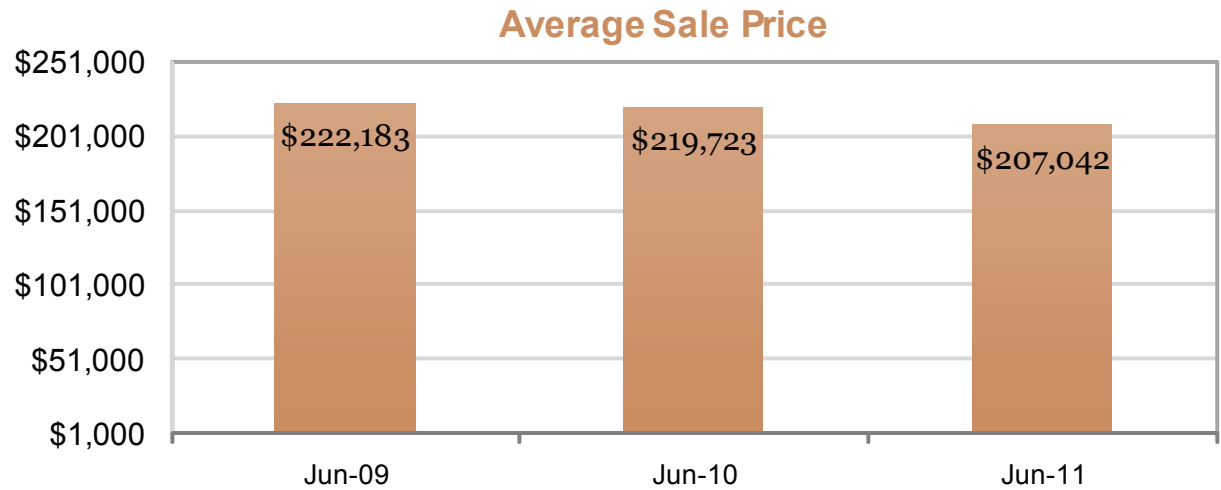
## Median Sale Price

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	
August	\$186,000	\$182,500	
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	
August	\$211,969	\$221,379	
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

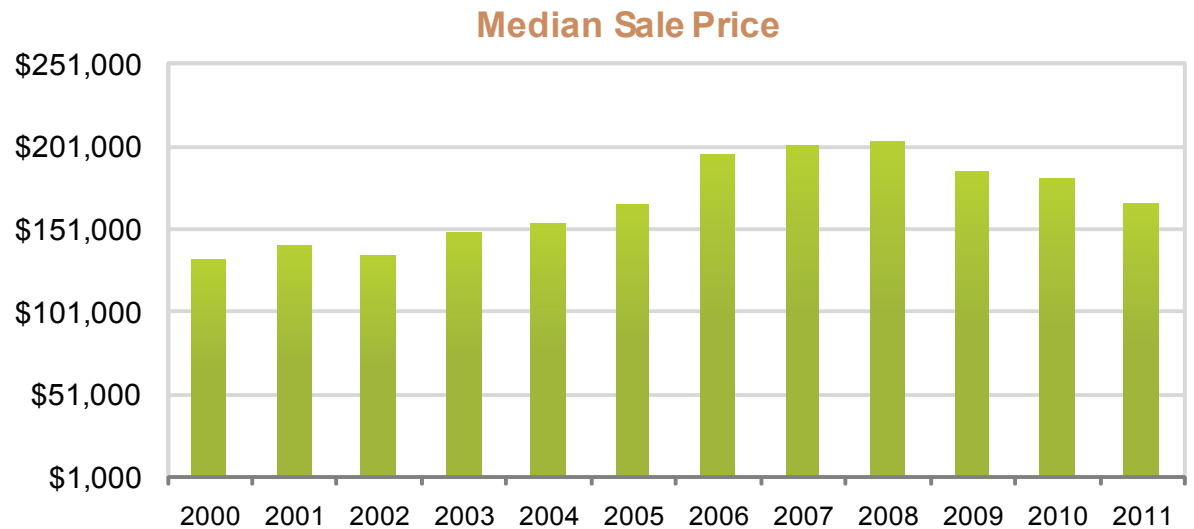
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.



# June Home Sales Prices - Year to Year

## Median Sale Price

June	Median Sale Price	% Change From Previous Year
2000	\$132,724	-2.58%
2001	\$140,000	5.48%
2002	\$135,000	-3.57%
2003	\$148,500	10.00%
2004	\$153,950	3.67%
2005	\$165,000	7.18%
2006	\$195,575	18.53%
2007	\$201,500	3.03%
2008	\$203,500	0.99%
2009	\$185,800	-8.70%
2010	\$181,000	-2.58%
2011	\$166,500	-8.01%



## Average Sale Price

June	Average Sale Price	% Change From Previous Year
2000	\$154,793	-2.51%
2001	\$161,833	4.55%
2002	\$162,912	0.67%
2003	\$173,932	6.76%
2004	\$188,040	8.11%
2005	\$206,677	9.91%
2006	\$239,231	15.75%
2007	\$254,298	6.30%
2008	\$248,375	-2.33%
2009	\$222,183	-10.55%
2010	\$219,723	-1.11%
2011	\$207,042	-5.77%



Data is for single-family detached homes

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# Market Overview

<b>2011</b>		(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	Apr	1,424	1,869	-23.81%	133	202	-34.16%	5,896	7,074	-16.65%
	May	1,380	1,409	-2.06%	143	129	10.85%	7,419	8,612	-13.85%
	<b>Jun</b>	<b>1,377</b>	<b>1,577</b>	<b>-12.68%</b>	<b>133</b>	<b>165</b>	<b>-19.39%</b>	<b>8,929</b>	<b>10,354</b>	<b>-13.76%</b>
Pending Sales	Apr	903	1,271	-28.95%	82	164	-50.00%	3,495	4,296	-18.65%
	May	899	678	32.60%	76	63	20.63%	4,470	5,037	-11.26%
	<b>Jun</b>	<b>934</b>	<b>729</b>	<b>28.12%</b>	<b>70</b>	<b>65</b>	<b>7.69%</b>	<b>5,474</b>	<b>5,831</b>	<b>-6.12%</b>
Closed Sales	Apr	567	678	-16.37%	37	79	-53.16%	2,085	2,277	-8.43%
	May	632	731	-13.54%	57	103	-44.66%	2,774	3,111	-10.83%
	<b>Jun</b>	<b>658</b>	<b>723</b>	<b>-8.99%</b>	<b>61</b>	<b>75</b>	<b>-18.67%</b>	<b>3,493</b>	<b>3,909</b>	<b>-10.64%</b>
Dollar Volume of Closed Sales (in millions)	Apr	\$111.3	\$139.4	-20.16%	\$5.1	\$12.2	-58.20%	\$412.9	\$459.0	-10.04%
	May	\$125.2	\$153.8	-18.60%	\$7.8	\$15.8	-50.63%	\$545.9	\$628.6	-13.16%
	<b>Jun</b>	<b>\$136.2</b>	<b>\$158.9</b>	<b>-14.29%</b>	<b>\$8.7</b>	<b>\$10.6</b>	<b>-17.92%</b>	<b>\$690.8</b>	<b>\$798.1</b>	<b>-13.44%</b>
Median Sales Price	Apr	\$165,000	\$175,000	-5.71%	\$129,900	\$142,000	-8.52%	--	--	--
	May	\$165,000	\$175,000	-5.71%	\$140,000	\$155,000	-9.68%	--	--	--
	<b>Jun</b>	<b>\$166,500</b>	<b>\$181,000</b>	<b>-8.01%</b>	<b>\$126,500</b>	<b>\$137,000</b>	<b>-7.66%</b>	--	--	--
Average Sales Price	Apr	\$196,321	\$205,601	-4.51%	\$139,154	\$154,508	-9.94%	--	--	--
	May	\$198,091	\$210,406	-5.85%	\$136,697	\$153,044	-10.68%	--	--	--
	<b>Jun</b>	<b>\$207,042</b>	<b>\$219,723</b>	<b>-5.77%</b>	<b>\$142,760</b>	<b>\$141,358</b>	<b>0.99%</b>	--	--	--
Total Active Listings Available	Apr	4,981	5,069	-1.74%	530	582	-8.93%	--	--	--
	May	5,068	5,438	-6.80%	557	607	-8.24%	--	--	--
	<b>Jun</b>	<b>5,008</b>	<b>5,723</b>	<b>-12.49%</b>	<b>544</b>	<b>623</b>	<b>-12.68%</b>	--	--	--
Average Days on Market	Apr	86	74	16.22%	71	96	-26.04%	--	--	--
	May	84	66	27.27%	102	84	21.43%	--	--	--
	<b>Jun</b>	<b>80</b>	<b>68</b>	<b>17.65%</b>	<b>85</b>	<b>89</b>	<b>-4.49%</b>	--	--	--

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	Apr	959	1,212	-20.87%	New Listings	Apr	213	317	-32.81%
	May	901	951	-5.26%		May	225	209	7.66%
	<b>Jun</b>	<b>918</b>	<b>1,038</b>	<b>-11.56%</b>		<b>Jun</b>	<b>217</b>	<b>245</b>	<b>-11.43%</b>
Pending Sales	Apr	606	912	-33.55%	Pending Sales	Apr	164	225	-27.11%
	May	617	472	30.72%		May	182	126	44.44%
	<b>Jun</b>	<b>645</b>	<b>516</b>	<b>25.00%</b>		<b>Jun</b>	<b>170</b>	<b>134</b>	<b>26.87%</b>
Closed Sales	Apr	392	477	-17.82%	Closed Sales	Apr	98	124	-20.97%
	May	430	529	-18.71%		May	131	122	7.38%
	<b>Jun</b>	<b>468</b>	<b>506</b>	<b>-7.51%</b>		<b>Jun</b>	<b>115</b>	<b>134</b>	<b>-14.18%</b>
Median Sales Price	Apr	\$164,000	\$175,900	-6.77%	Median Sales Price	Apr	\$166,500	\$166,500	0.00%
	May	\$170,000	\$179,000	-5.03%		May	\$150,000	\$160,950	-6.80%
	<b>Jun</b>	<b>\$169,320</b>	<b>\$184,000</b>	<b>-7.98%</b>		<b>Jun</b>	<b>\$160,000</b>	<b>\$165,250</b>	<b>-3.18%</b>
Average Sales Price	Apr	\$196,703	\$210,389	-6.51%	Average Sales Price	Apr	\$179,842	\$185,473	-3.04%
	May	\$205,030	\$214,062	-4.22%		May	\$171,094	\$176,480	-3.05%
	<b>Jun</b>	<b>\$211,320</b>	<b>\$223,145</b>	<b>-5.30%</b>		<b>Jun</b>	<b>\$177,670</b>	<b>\$191,026</b>	<b>-6.99%</b>
Total Active	Apr	3,057	3,059	-0.07%	Total Active	Apr	771	816	-5.51%
	May	3,106	3,315	-6.30%		May	762	856	-10.98%
	<b>Jun</b>	<b>3,043</b>	<b>3,484</b>	<b>-12.66%</b>		<b>Jun</b>	<b>758</b>	<b>893</b>	<b>-15.12%</b>
Average Days on Market	Apr	82	64	28.13%	Average Days on Market	Apr	76	83	-8.43%
	May	82	61	34.43%		May	81	60	35.00%
	<b>Jun</b>	<b>76</b>	<b>64</b>	<b>18.75%</b>		<b>Jun</b>	<b>77</b>	<b>67</b>	<b>14.93%</b>

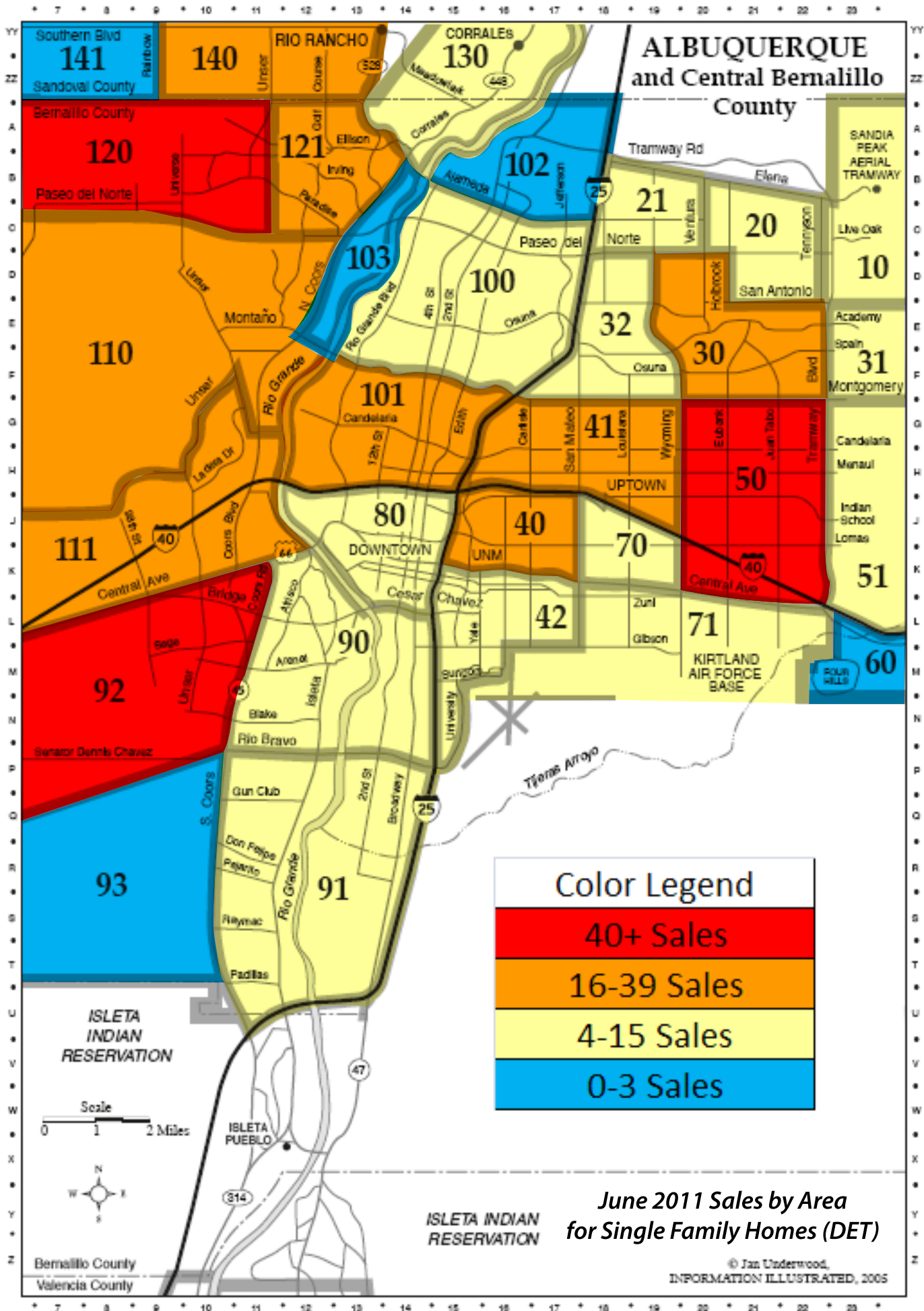
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# Market Comparison

## East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2011	(DET) 2010	Percent Change	Valencia County		(DET) 2011	(DET) 2010	Percent Change
New Listings	Apr	93	127	-26.77%	New Listings	Apr	91	130	-30.00%
	May	87	100	-13.00%		May	100	88	13.64%
	<b>Jun</b>	<b>94</b>	<b>118</b>	<b>-20.34%</b>		<b>Jun</b>	<b>72</b>	<b>124</b>	<b>-41.94%</b>
Pending Sales	Apr	45	39	15.38%	Pending Sales	Apr	63	65	-3.08%
	May	34	31	9.68%		May	45	29	55.17%
	<b>Jun</b>	<b>37</b>	<b>27</b>	<b>37.04%</b>		<b>Jun</b>	<b>58</b>	<b>33</b>	<b>75.76%</b>
Closed Sales	Apr	26	23	13.04%	Closed Sales	Apr	33	40	-17.50%
	May	26	26	0.00%		May	26	36	-27.78%
	<b>Jun</b>	<b>23</b>	<b>19</b>	<b>21.05%</b>		<b>Jun</b>	<b>35</b>	<b>44</b>	<b>-20.45%</b>
Median Sales Price	Apr	\$179,950	\$198,000	-9.12%	Median Sales Price	Apr	\$135,000	\$147,250	-8.32%
	May	\$168,950	\$220,000	-23.20%		May	\$113,130	\$153,250	-26.18%
	<b>Jun</b>	<b>\$210,000</b>	<b>\$262,000</b>	<b>-19.85%</b>		<b>Jun</b>	<b>\$129,000</b>	<b>\$152,500</b>	<b>-15.41%</b>
Average Sales Price	Apr	\$233,046	\$214,735	8.53%	Average Sales Price	Apr	\$135,266	\$156,716	-13.69%
	May	\$209,381	\$228,906	-8.53%		May	\$124,131	\$173,574	-28.49%
	<b>Jun</b>	<b>\$256,259</b>	<b>\$293,042</b>	<b>-12.55%</b>		<b>Jun</b>	<b>\$122,340</b>	<b>\$163,441</b>	<b>-25.15%</b>
Total Active	Apr	425	432	-1.62%	Total Active	Apr	468	470	-0.43%
	May	441	470	-6.17%		May	474	485	-2.27%
	<b>Jun</b>	<b>445</b>	<b>513</b>	<b>-13.26%</b>		<b>Jun</b>	<b>455</b>	<b>528</b>	<b>-13.83%</b>
Average Days on Market	Apr	121	114	6.14%	Average Days on Market	Apr	120	112	7.14%
	May	113	98	15.31%		May	87	124	-29.84%
	<b>Jun</b>	<b>75</b>	<b>71</b>	<b>5.63%</b>		<b>Jun</b>	<b>97</b>	<b>90</b>	<b>7.78%</b>

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**

120  
Bernalillo County  
Paseo del Norte

121  
Ellison  
Irving  
Paradise

102  
Avameda  
Justus

21  
Tramway Rd  
Elena  
Tennyson

10  
SANDIA PEAK AERIAL TRAMWAY  
Live Oak

110  
Unser  
Montaño  
Rio Grande  
N Coors

103  
Rio Grande Blvd  
4th St  
2nd St  
Osuna

100  
Paseo del Norte  
Verlura  
20  
San Antonio

32  
Osuna  
30  
Hobbes  
Blvd

31  
Academy  
Spain  
Montgomery

111  
Central Ave  
40  
Cora Blvd  
66  
92  
Senator Dennis Chavez

101  
Candelaria  
12th St  
Edith  
80  
DOWNTOWN

40  
UNM  
41  
San Mateo  
Louisiana  
Wyoming  
70  
Zuni  
Gibson  
71  
KIRTLAND AIR FORCE BASE

50  
Eubank  
Juan Tabo  
Tramway  
51  
Candelaria  
Manuel  
Indian School  
Lomas

60  
FOUR WILLS

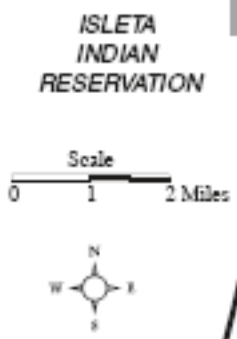
93  
S. Coors

90  
Atrisco  
Aronal  
Isleta  
Blake  
Rio Bravo  
91  
Gun Club  
2nd St  
Broadway  
25

42  
Yale  
University

51  
Central Ave  
40

60  
FOUR WILLS



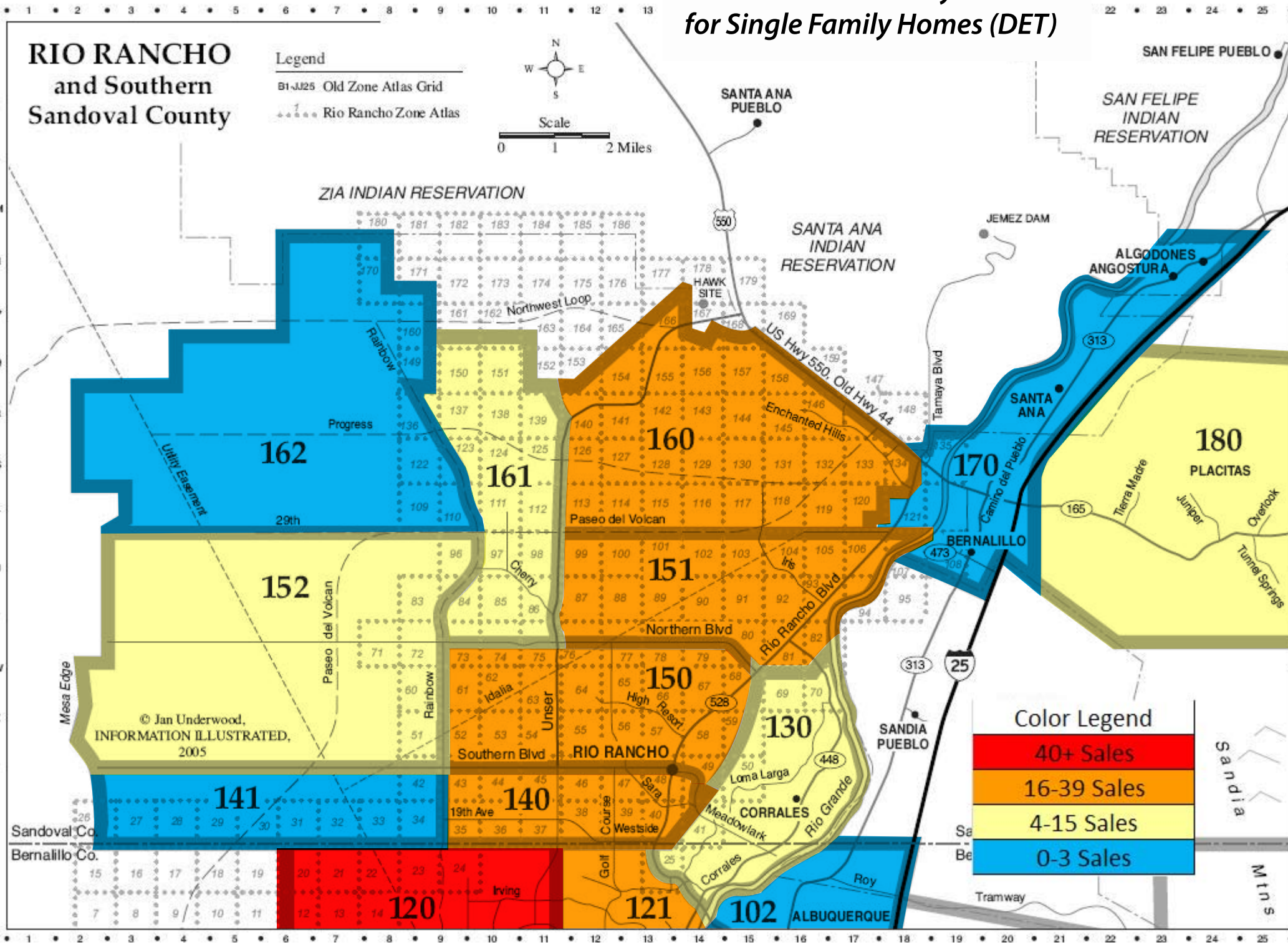
ISLETA PUEBLO

ISLETA INDIAN RESERVATION

**June 2011 Sales by Area for Single Family Homes (DET)**

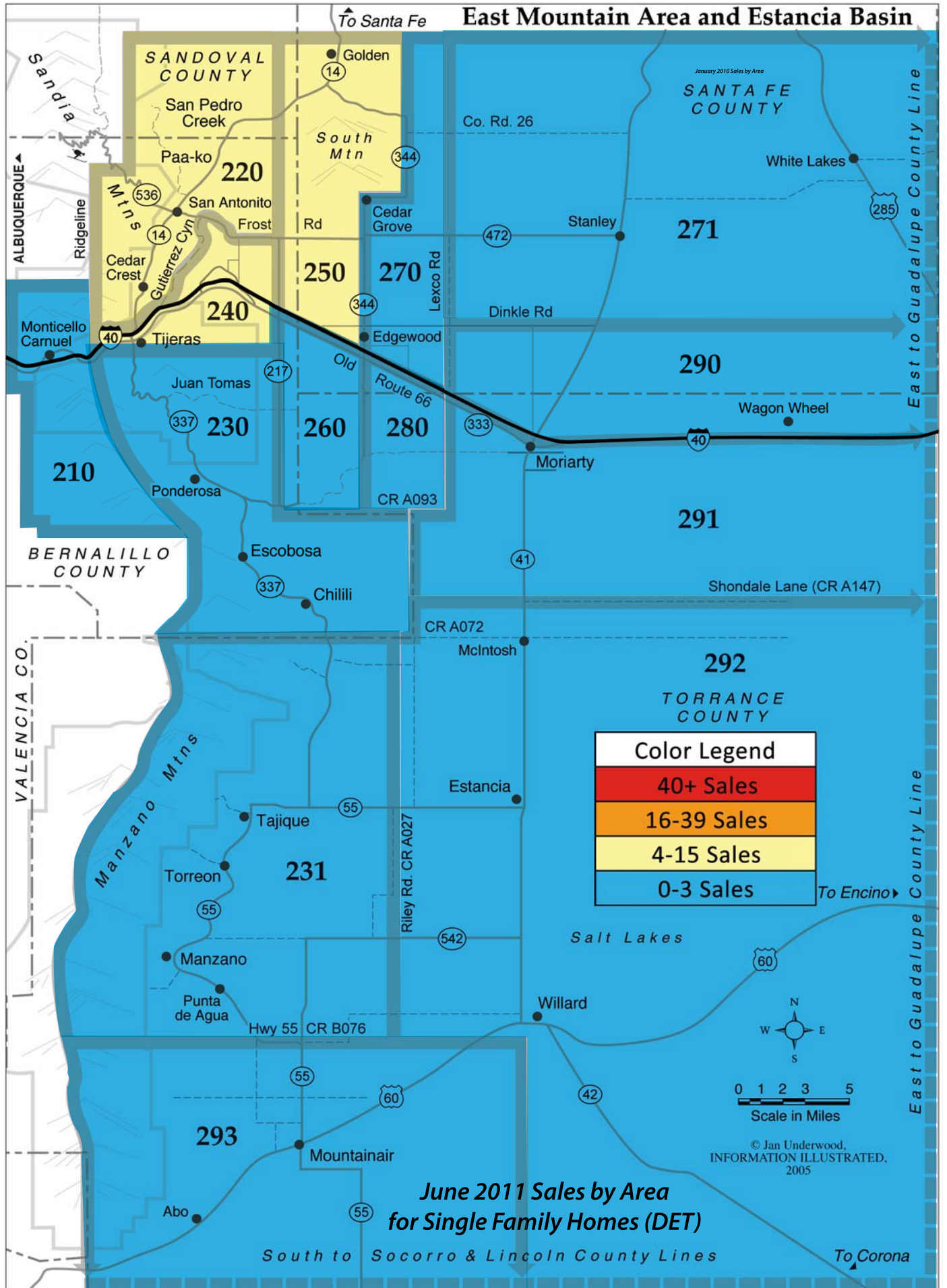
© Jan Underwood, INFORMATION ILLUSTRATED, 2005

# June 2011 Sales by Area for Single Family Homes (DET)

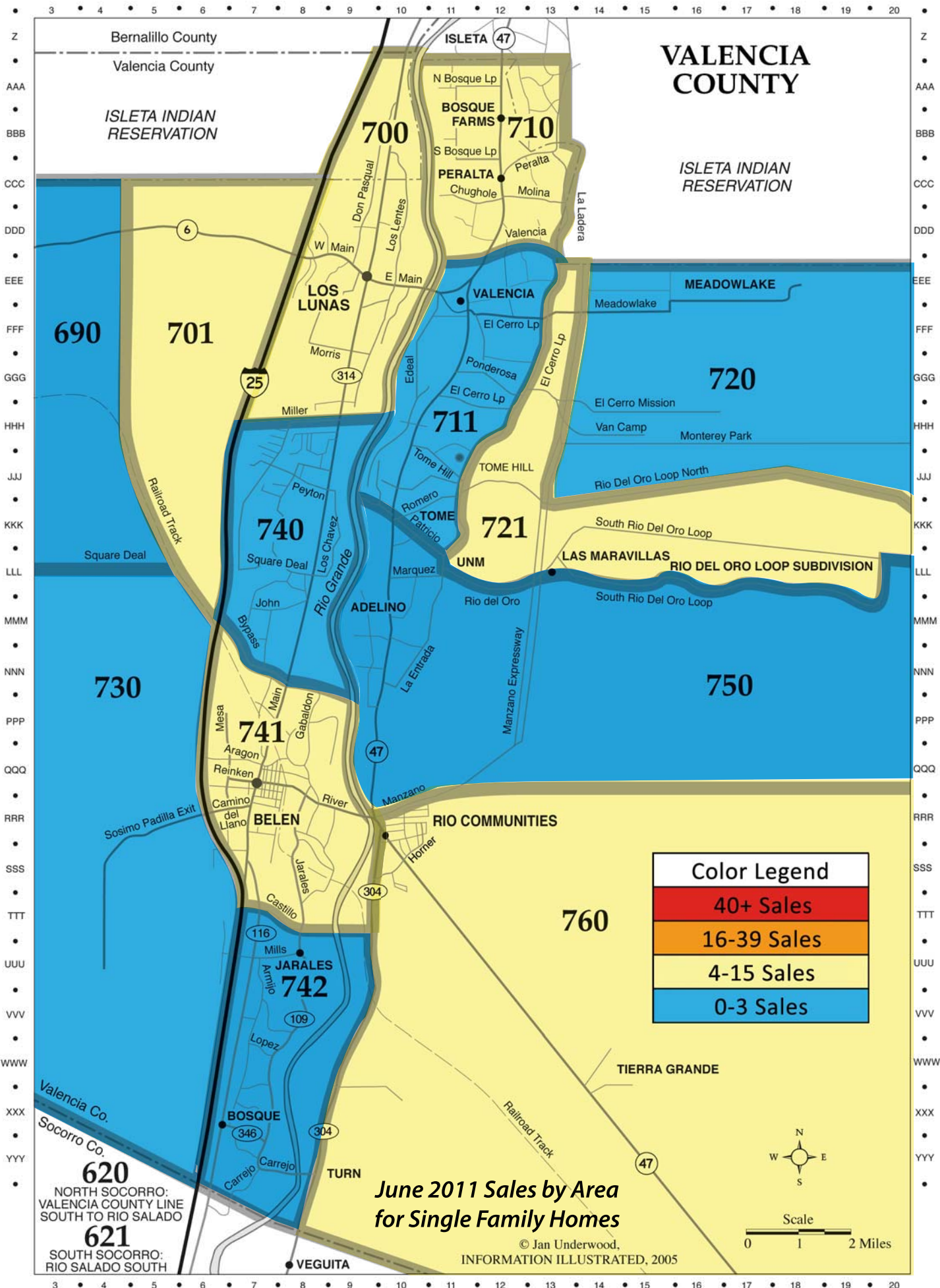


# East Mountain Area and Estancia Basin

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**

**ISLETA 47**

N Bosque Lp  
**BOSQUE FARMS 710**  
S Bosque Lp

**PERALTA**  
Chughole Molina

**LOS LUNAS**

**VALENCIA**

**MEADOWLAKE**

**730**

**740**

**711**

**720**

**721**

**730**

**741**

**ADELINO**

**750**

**760**

**620**  
NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

**June 2011 Sales by Area for Single Family Homes**

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