



May 2009 Monthly Market Report

Monthly Highlights

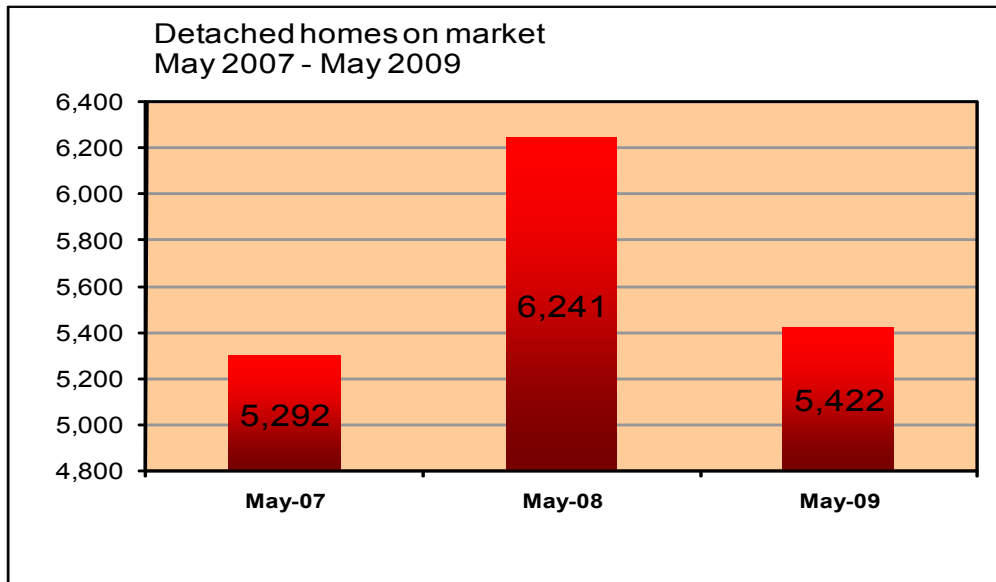
- Single-family, detached homes sales increased 4.4% from the previous month. (page 5)
- The average sales price of single-family, detached homes in the SWMLS market area is at it's highest since October 2008. (page 8)
- The days on market for single-family (detached) homes dropped for the third consecutive month. (page 8)
- For the second time this year, Pending homes sales for Rio Rancho single-family, detached homes exceeded the previous month and the previous year's (May 2008) totals. (page 11)

Contact: Don Padilla, Chairman of the Board, 505-275-3615, dpadilla@gaar.com

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Market Inventory



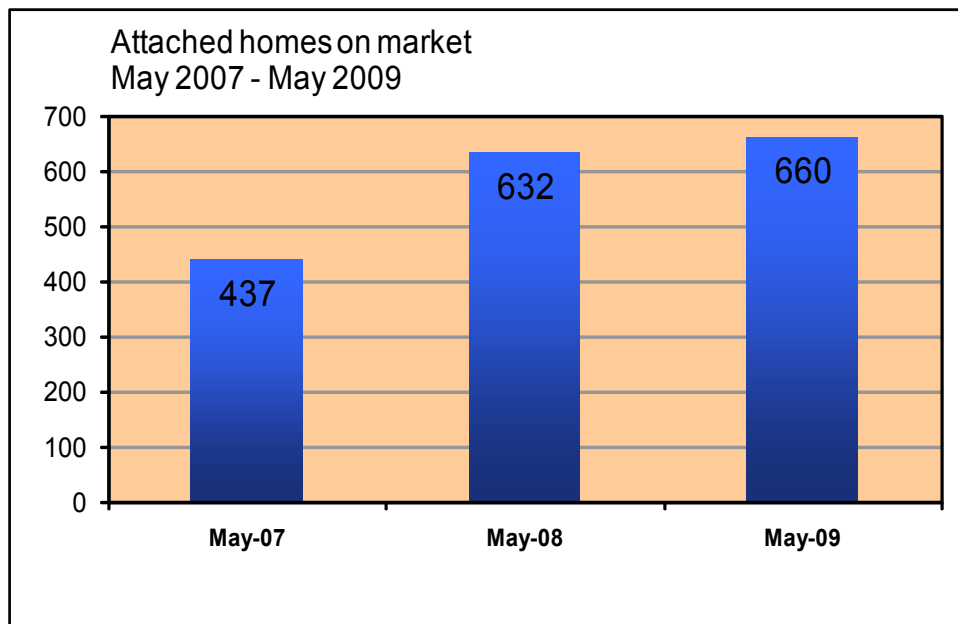
-Detached represents existing single-family detached homes
-Attached represents existing condo/townhomes attache homes

Total Active Listings

Class R1 & R2

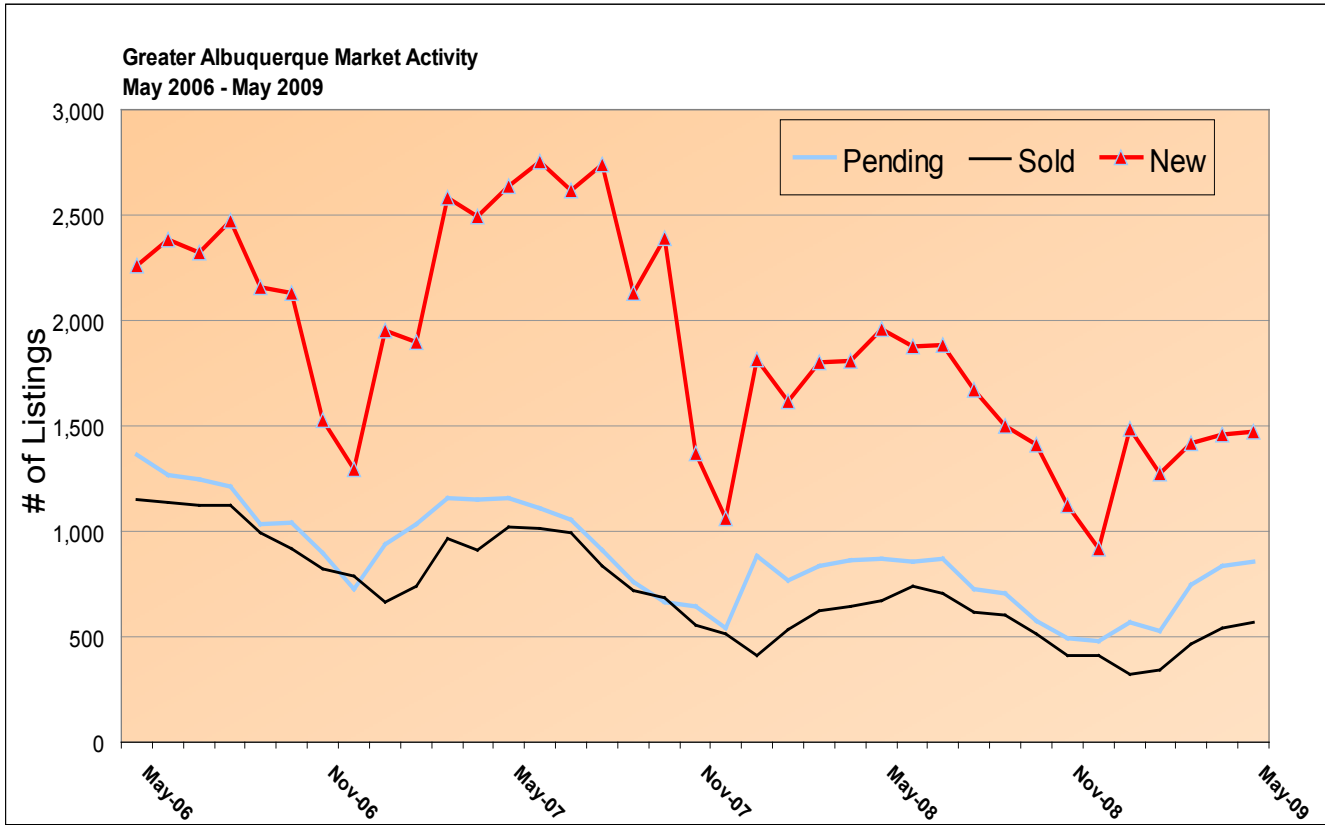
As of June 5, 2009:

Class R1 Active as of June 5, 2009:	5,422
Class R2 Active as of June 5, 2009:	+ 660
TOTAL:	6,082



SOURCE: Greater Albuquerque Association of REALTORS®. Based on data reported in the Southwest MLS. Data is deemed reliable but 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	
Jul	1,873	2,324	2,615	1,882	
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

1,472

Compared to last month

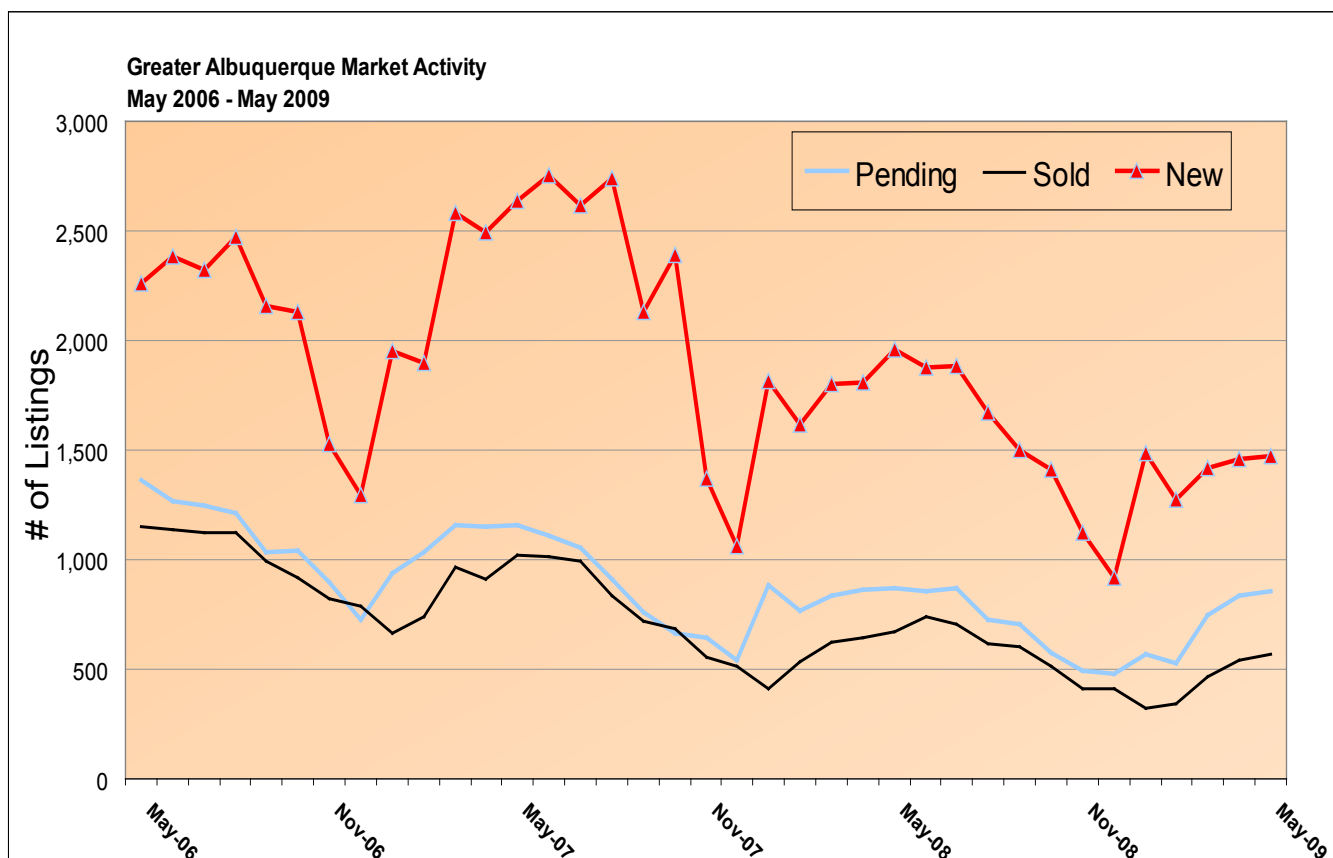
↑ .8 %

Compared to May 2008

↓ 24.7%

SOURCE: Greater Albuquerque Association of REALTORS®. Based on data reported in the Southwest MLS. Data is deemed reliable but 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	
Jul	1,448	1,249	1,058	871	
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

856

Compared to last month

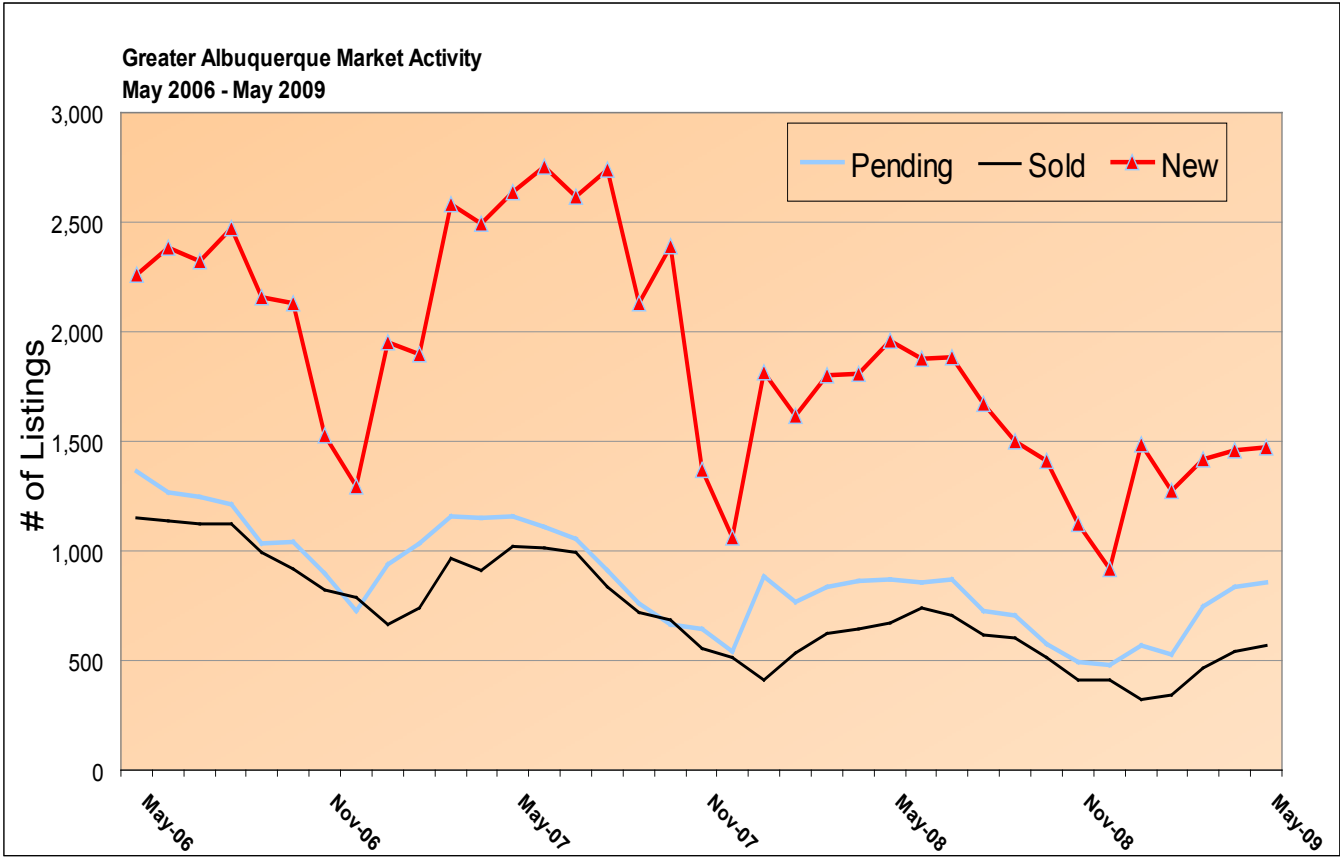
↑ 2.4%

Compared to May 2008

↓ 1.5%

SOURCE: Greater Albuquerque Association of REALTORS®. Based on data reported in the Southwest MLS. Data is deemed reliable but 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	
Jul	1,231	1,123	992	704	
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

566

Compared to last month

↑ 4.4%

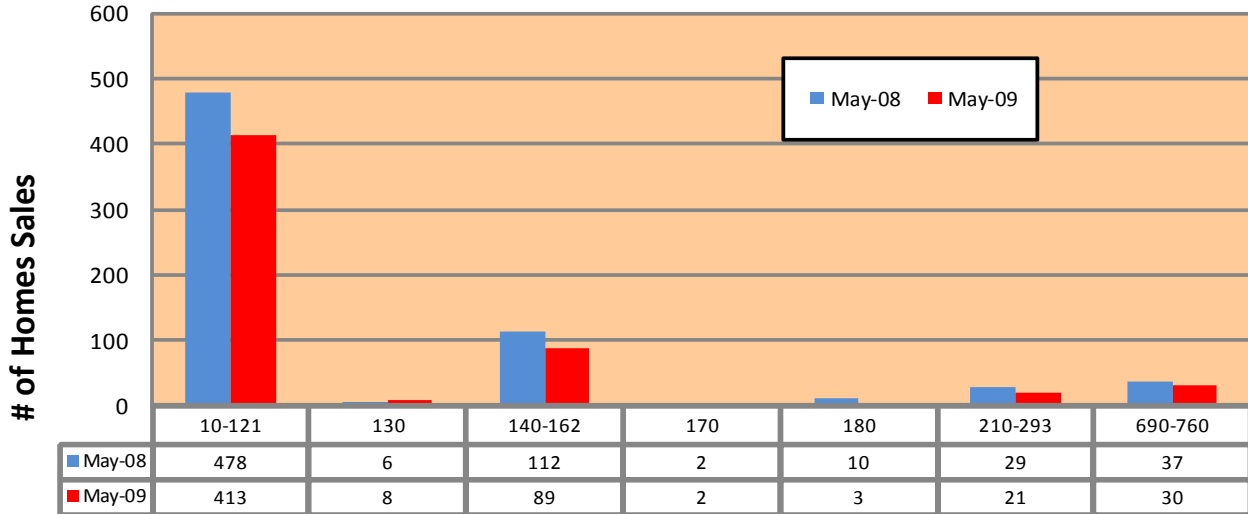
Compared to May 2008

↓ 16.0%

SOURCE: Greater Albuquerque Association of REALTORS®. Based on data reported in the Southwest MLS. Data is deemed reliable but not guaranteed.

Closed Sales by Market Area

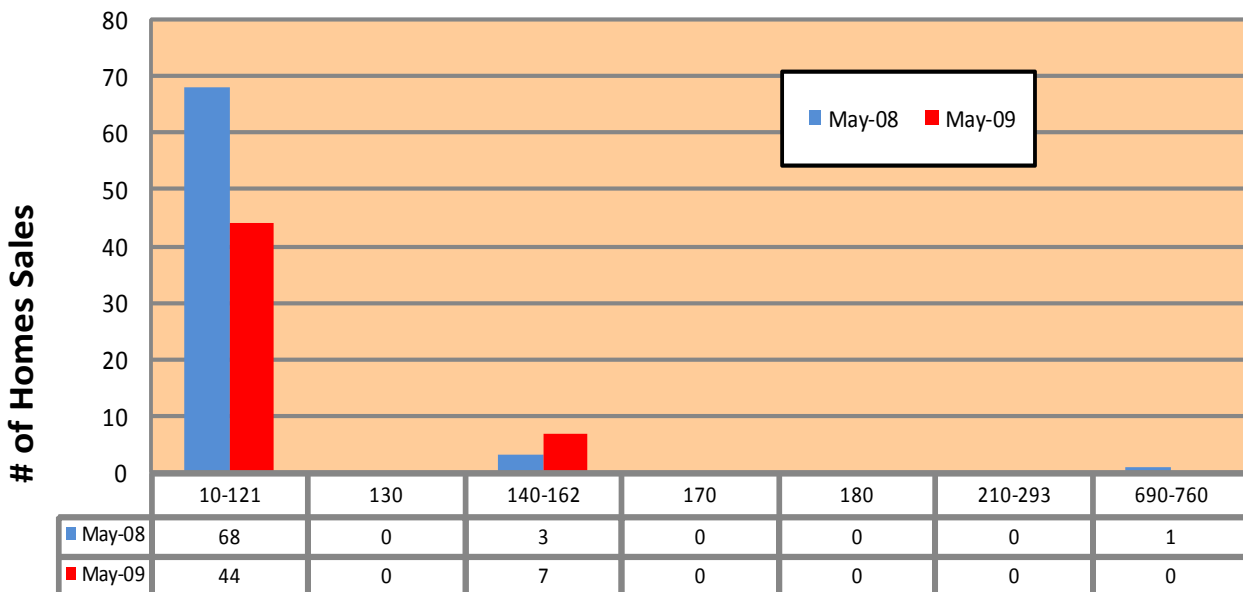
May 2008 & 2009 Detached Sales



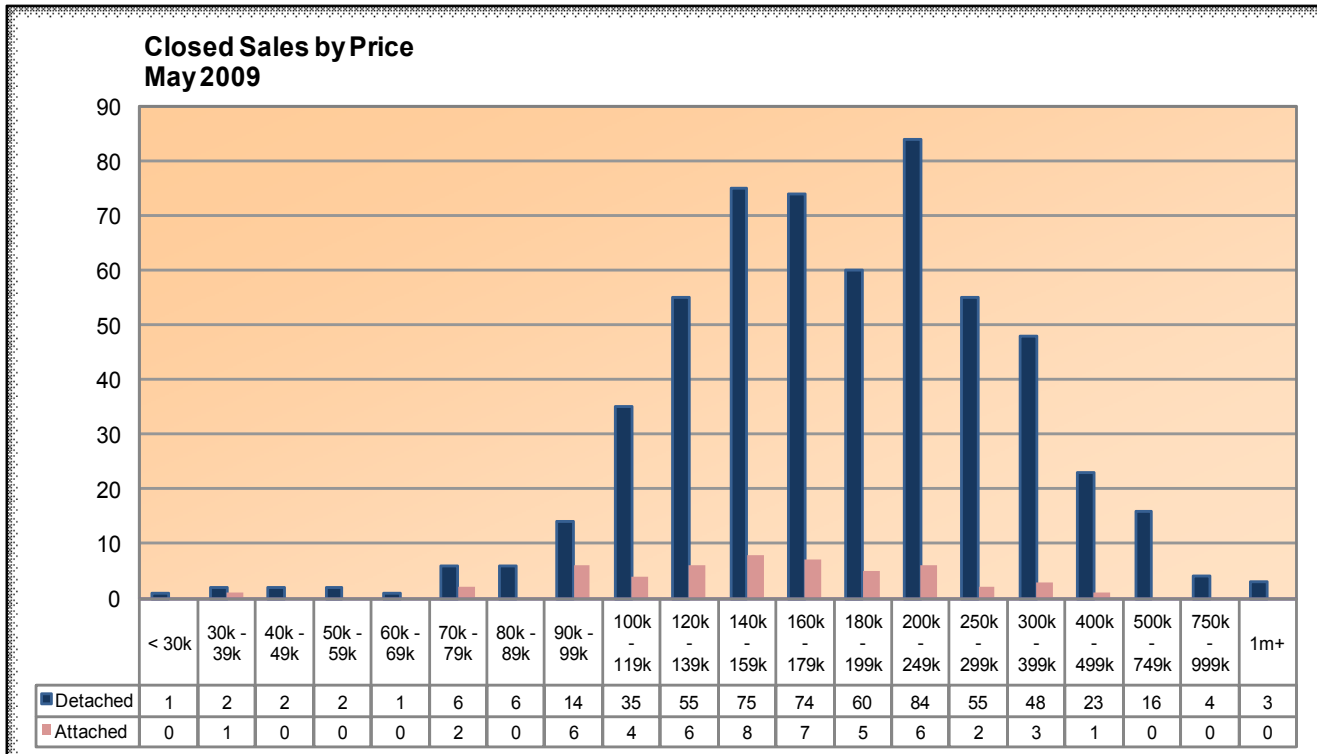
SWMLS Market Areas

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

May 2008 & 2009 Attached Sales



Closed Sales by Price



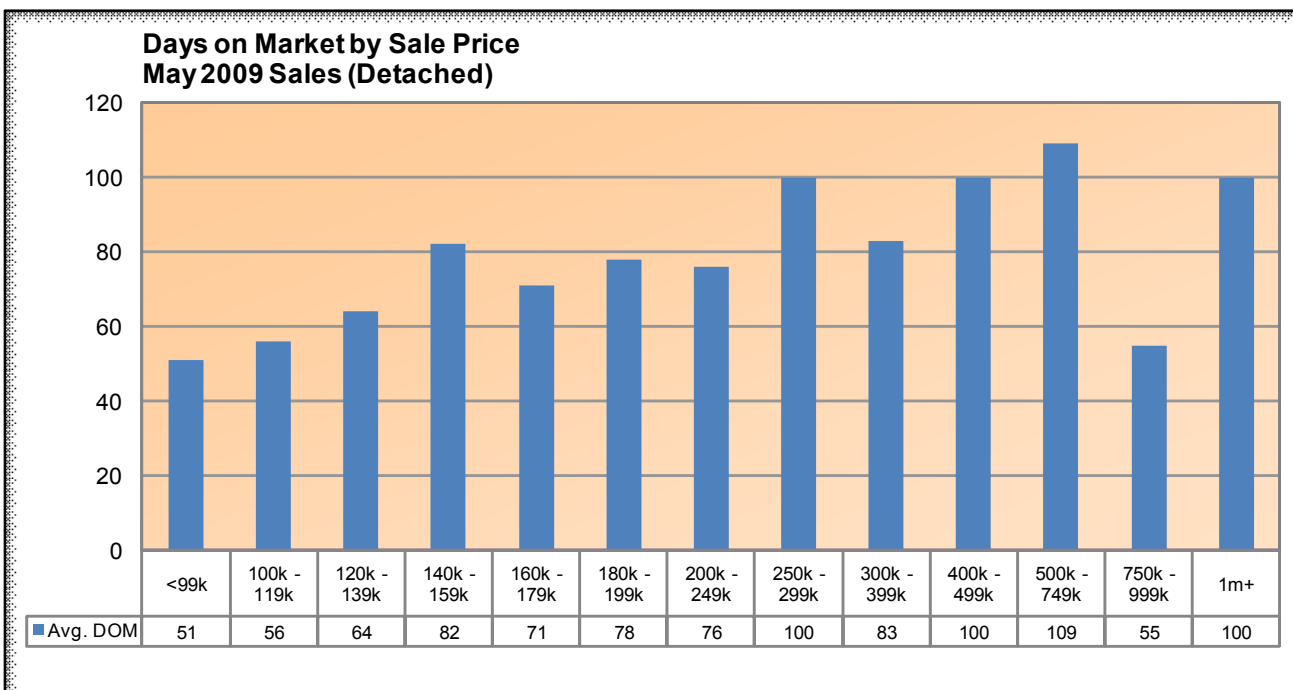
Top Selling Price Range for Detached Homes

\$200,000 - \$249,000

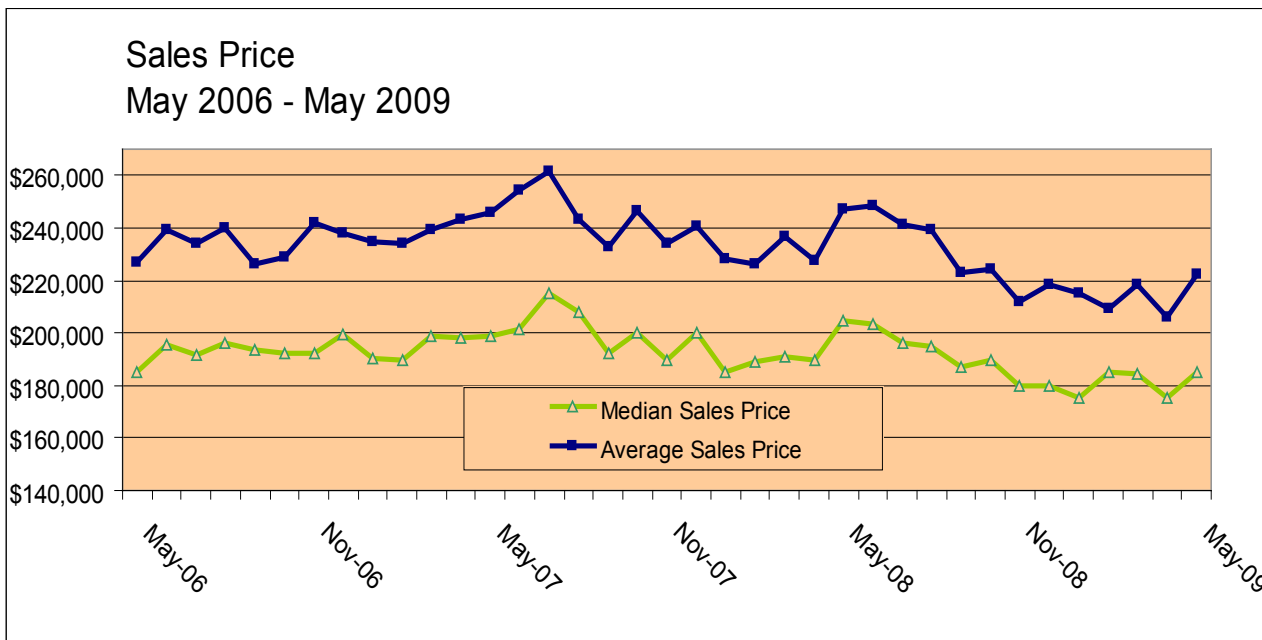
Top Selling Price Range for Attached Homes

\$140,000 - \$159,000

Days on Market by Sale Price



Home Sales Prices



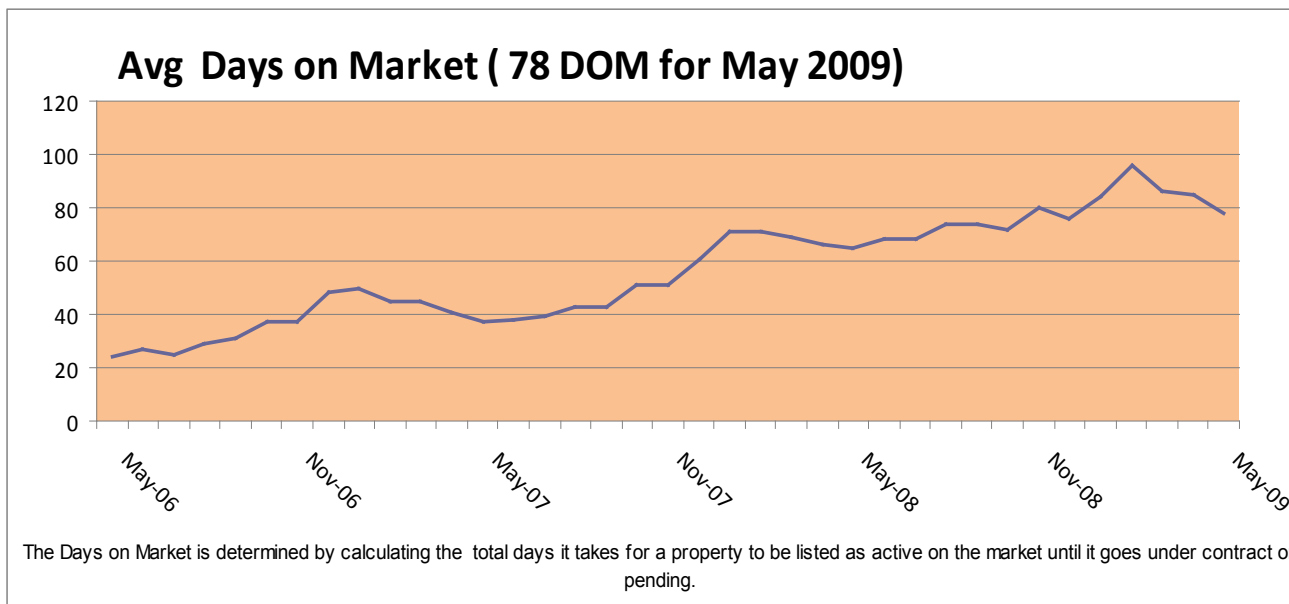
Median Sales Price for Single Family Homes

\$184,750

Average Sales Price for Single Family Homes

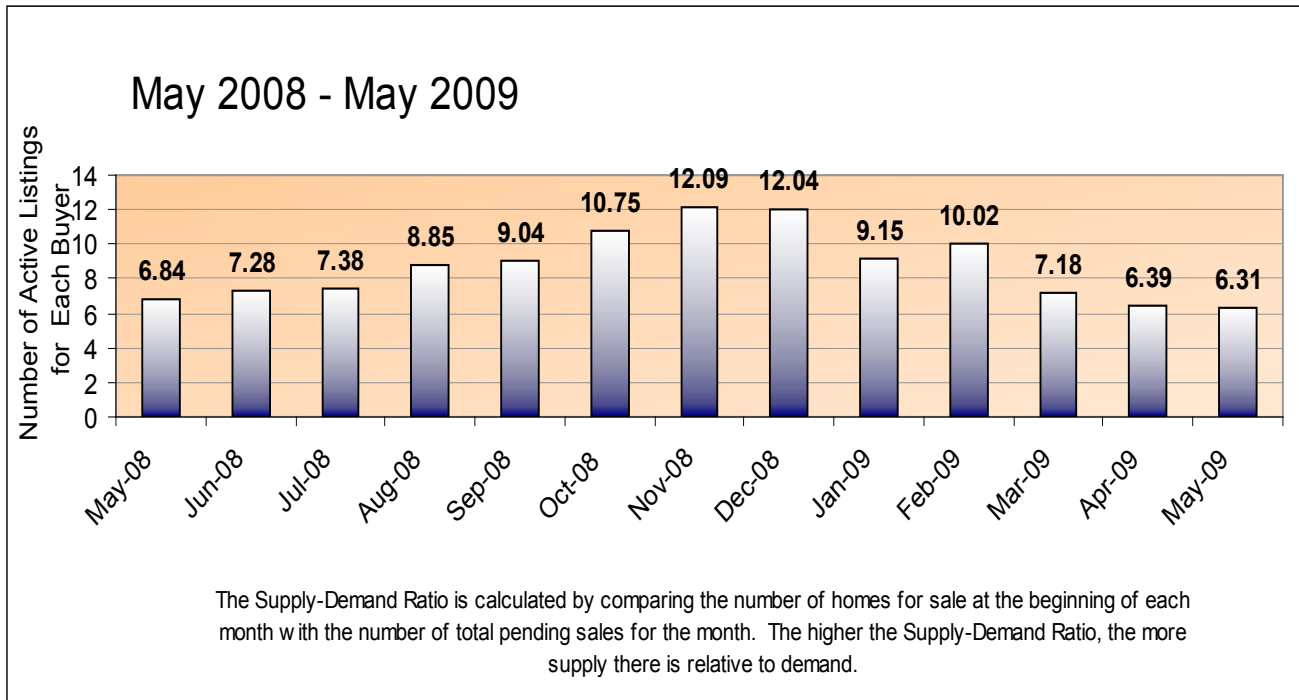
\$222,070

Days on Market

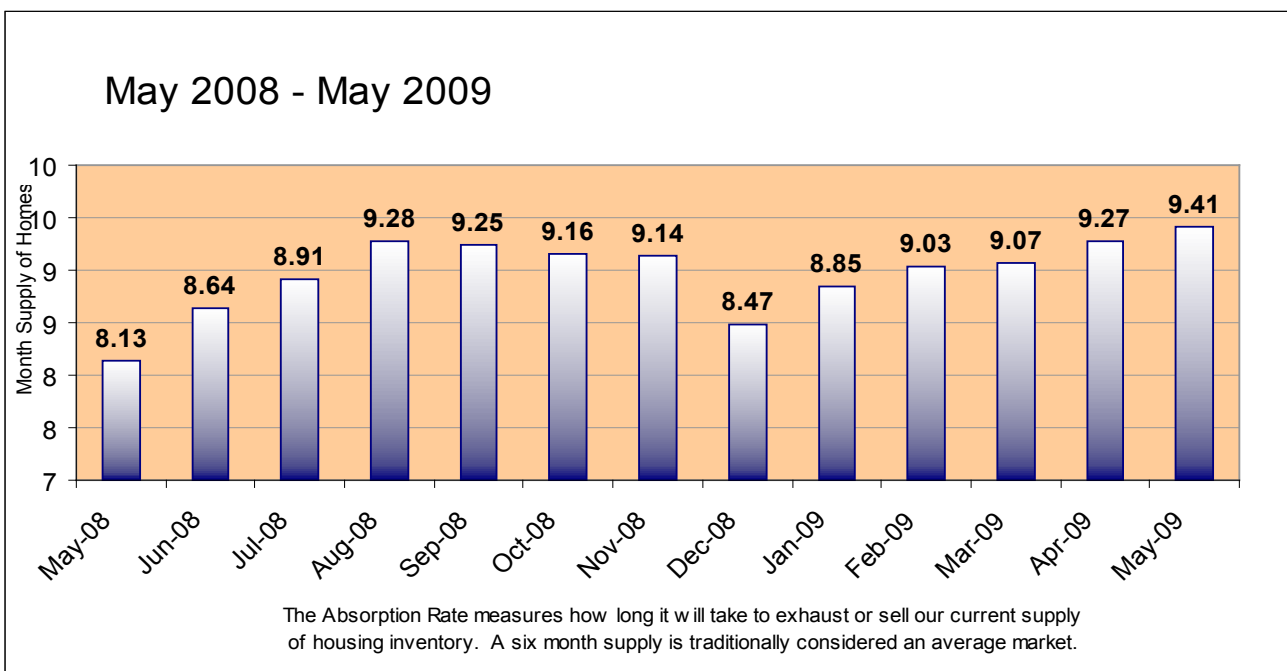


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Supply-Demand Ratio



Absorption Rate



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	Apr	1,461	1,805	-19.06%	145	188	6,290	7,790	-19.26%	
	May	1,472	1,956	-24.74%	163	206	7,925	9,952	-20.37%	
	Jun		1,878	--		168		11,998	--	
Pending Sales	Apr	836	862	-3.02%	85	98	2,947	3,719	-20.76%	
	May	856	869	-1.50%	73	92	3,876	4,680	-17.18%	
	Jun		857	--		89		5,626	--	
Closed Sales	Apr	542	641	-15.44%	52	67	1,837	2,463	-25.42%	
	May	566	674	-16.02%	51	72	2,454	3,209	-23.53%	
	Jun		738	--		85		4,032	--	
Dollar Volume of Closed Sales (in millions)	Apr	\$111.6	\$145.5	-23.30%	\$8.1	\$10.7	\$380.0	\$548.0	-30.66%	
	May	\$125.0	\$166.7	-25.01%	\$8.7	\$12.9	\$513.7	\$727.6	-29.40%	
	Jun		\$183.3	--		\$13.9		\$924.8	--	
Median Sales Price	Apr	\$175,500	\$189,000	-7.14%	\$153,700	\$152,000	--	--	--	
	May	\$184,750	\$205,000	-9.88%	\$156,590	\$163,500	--	--	--	
	Jun		\$203,500	--		\$157,000		--	--	
Average Sales Price	Apr	\$206,070	\$227,281	-9.33%	\$156,420	\$160,248	--	--	--	
	May	\$222,070	\$247,295	-10.20%	\$170,333	\$180,035	--	--	--	
	Jun		\$248,375	--		\$164,510		--	--	
Total Active Listings Available	Apr	5,399	5,943	-9.15%	655	612	--	--	--	
	May	5,422	6,241	-13.12%	660	632	--	--	--	
	Jun		6,428	--		646		--	--	
Average Days on Market	Apr	85	66	28.79%	105	75	--	--	--	
	May	78	65	20.00%	99	67	--	--	--	
	Jun		68	--		62		--	--	

SOURCE: Greater Albuquerque Association of REALTORS® Based on data reported in the Southwest MLS. Data is deemed reliable but not guaranteed.

Market Comparison

RIO RANCHO		ABQ AREA				RIO RANCHO		ABQ AREA				
	(DET) 2009	(DET) 2008	Percent Change		(DET) 2009	(DET) 2008	Percent Change		(DET) 2009	(DET) 2008	Percent Change	
New Listings	Apr	255	300	-15.00%	Apr	970	1,207	-19.64%	Apr	970	1,207	-19.64%
	May	257	309	-16.83%	May	958	1,315	-27.15%	May	958	1,315	-27.15%
	Jun		371		Jun		1,264		Jun		1,264	
Pending Sales	Apr	146	153	-4.58%	Apr	590	595	-0.84%	Apr	590	595	-0.84%
	May	165	130	26.92%	May	607	645	-5.89%	May	607	645	-5.89%
	Jun		122		Jun		625		Jun		625	
Closed Sales	Apr	89	89	0.00%	Apr	374	467	-19.91%	Apr	374	467	-19.91%
	May	89	112	-20.54%	May	413	478	-13.60%	May	413	478	-13.60%
	Jun		98		Jun		548		Jun		548	
Median Sales Price	Apr	\$160,000	\$184,000	-13.04%	Apr	\$178,000	\$189,000	-5.82%	Apr	\$178,000	\$189,000	-5.82%
	May	\$165,000	\$195,750	-15.71%	May	\$189,000	\$201,000	-5.97%	May	\$189,000	\$201,000	-5.97%
	Jun		\$187,000		Jun		\$207,000		Jun		\$207,000	
Average Sales Price	Apr	\$185,886	\$218,422	-14.90%	Apr	\$205,901	\$227,641	-9.55%	Apr	\$205,901	\$227,641	-9.55%
	May	\$185,442	\$219,209	-15.40%	May	\$227,437	\$244,330	-6.91%	May	\$227,437	\$244,330	-6.91%
	Jun		\$199,978		Jun		\$249,198		Jun		\$249,198	
Total Active	Apr	934	1,045	-10.62%	Apr	3,245	3,647	-11.02%	Apr	3,245	3,647	-11.02%
	May	927	1,113	-16.71%	May	3,224	3,766	-14.39%	May	3,224	3,766	-14.39%
	Jun		1,160		Jun		3,886		Jun		3,886	
Average Days on Market	Apr	103	71	45.07%	Apr	70	60	16.67%	Apr	70	60	16.67%
	May	87	74	17.57%	May	71	61	16.39%	May	71	61	16.39%
	Jun		75		Jun		63		Jun		63	

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