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Monthly Highlights

- 731 single-family detached homes were reported sold for May 2010, the highest number of May sales since 2007.
- Compared to May 2009, detached home sales in Albuquerque are up 28.09 percent and Rio Rancho sales rose 37.08 percent from the same period.
- The median sale price for single-family detached home sales stayed at \$175,000 for the 3rd consecutive month.

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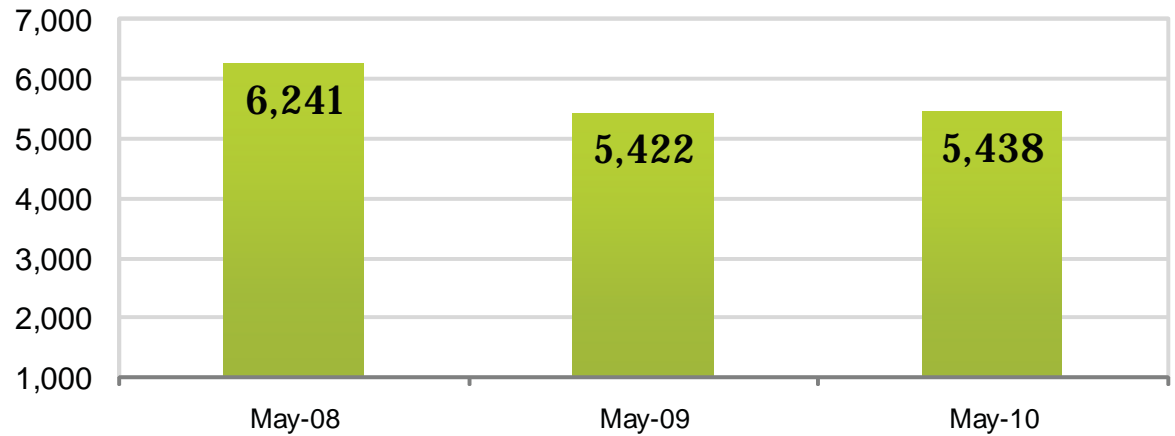
Email mark@gaar.com

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	
July	6,402	5,476	
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

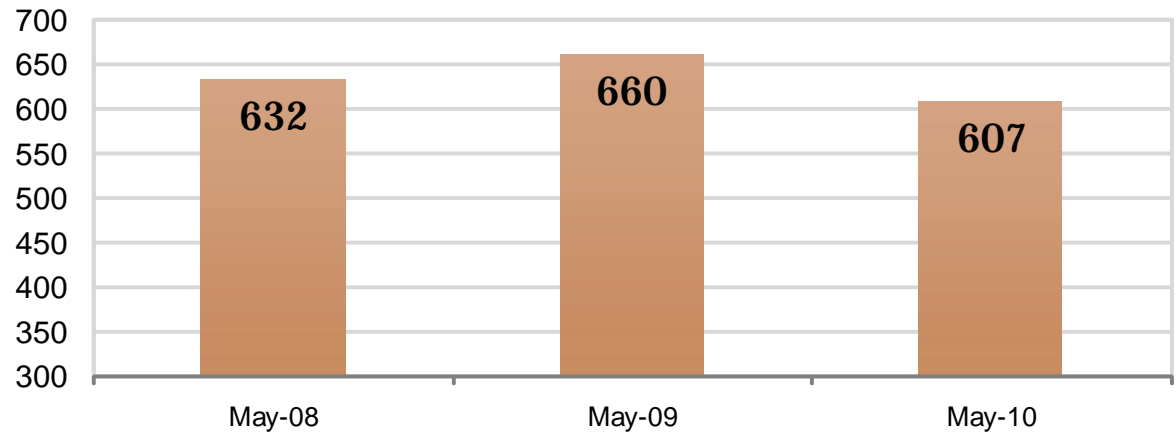


Detached represents existing single-family detached homes

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	
July	680	652	
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

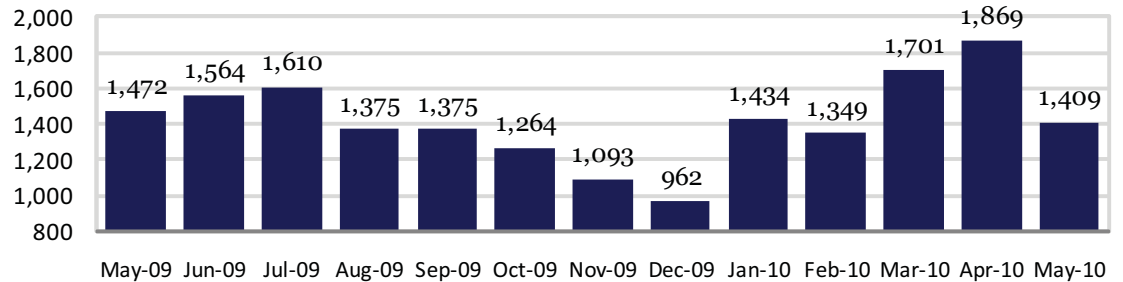
Month	New	Pending	Closed
May-09	1,472	856	566
Jun-09	1,564	933	649
Jul-09	1,610	875	735
Aug-09	1,375	986	600
Sep-09	1,375	923	661
Oct-09	1,264	900	731
Nov-09	1,093	595	646
Dec-09	962	476	543
Jan-10	1,434	740	349
Feb-10	1,349	779	380
Mar-10	1,701	1,077	634
Apr-10	1,869	1,271	678
May-10	1,409	678	731

Change from last month/year

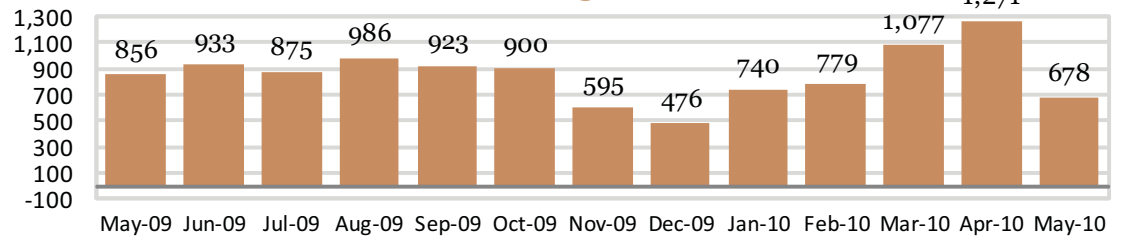
	May-10	Apr-10	May-09
New	1,409	1,869	1,472
% Change	-	-24.61%	-4.28%
Pending	678	1,271	856
% Change	-	-46.66%	-20.79%
Closed	731	678	566
% Change	-	7.82%	29.15%

Data is for single-family detached homes

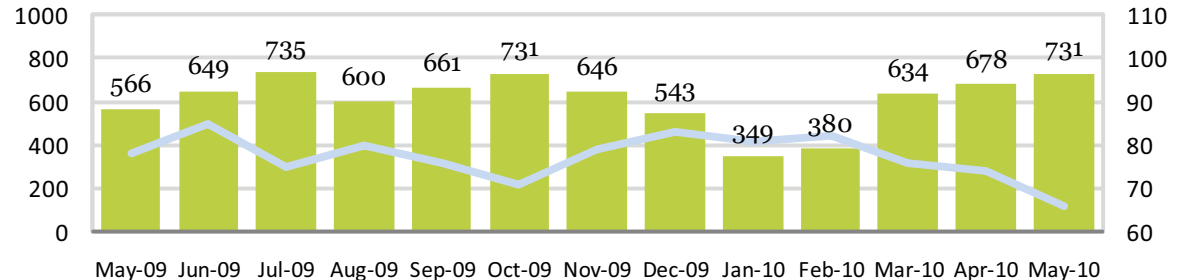
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for May 2010 detached sales was 66.

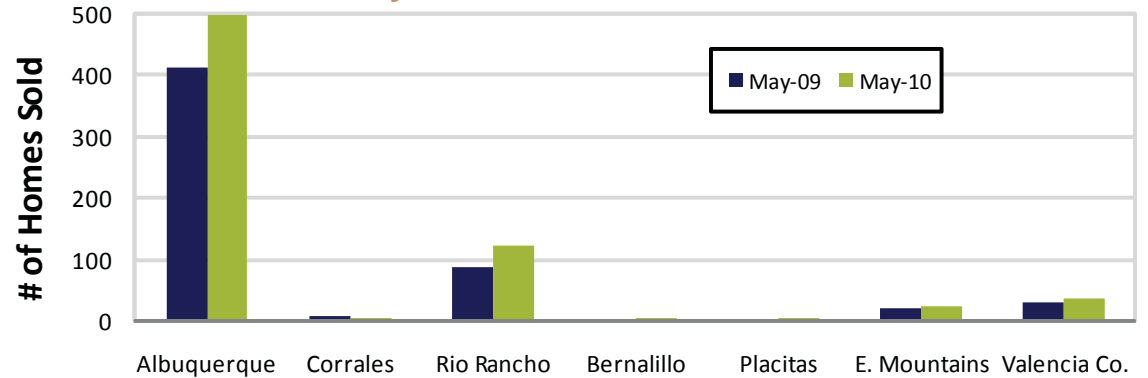
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	May-09	May-10
10-121	Albuquerque	413	529
130	Corrales	8	6
140-162	Rio Rancho	89	122
180	Bernalillo	2	7
190	Placitas	3	5
210-293	E. Mountains	21	26
690-760	Valencia Co.	30	36
Total	All	566	731

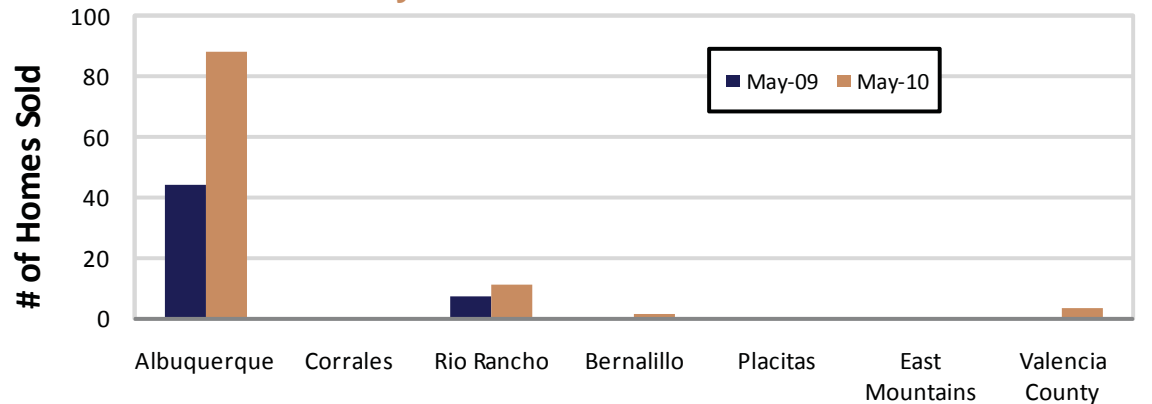
May 2009 & 2010 Detached Sales



Condo/townhome (attached) sales

MLS Area	Area Name	May-09	May-10
10-121	Albuquerque	44	88
130	Corrales	0	0
140-162	Rio Rancho	7	11
180	Bernalillo	0	1
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	0	3
Total	All	51	103

May 2009 & 2010 Attached Sales

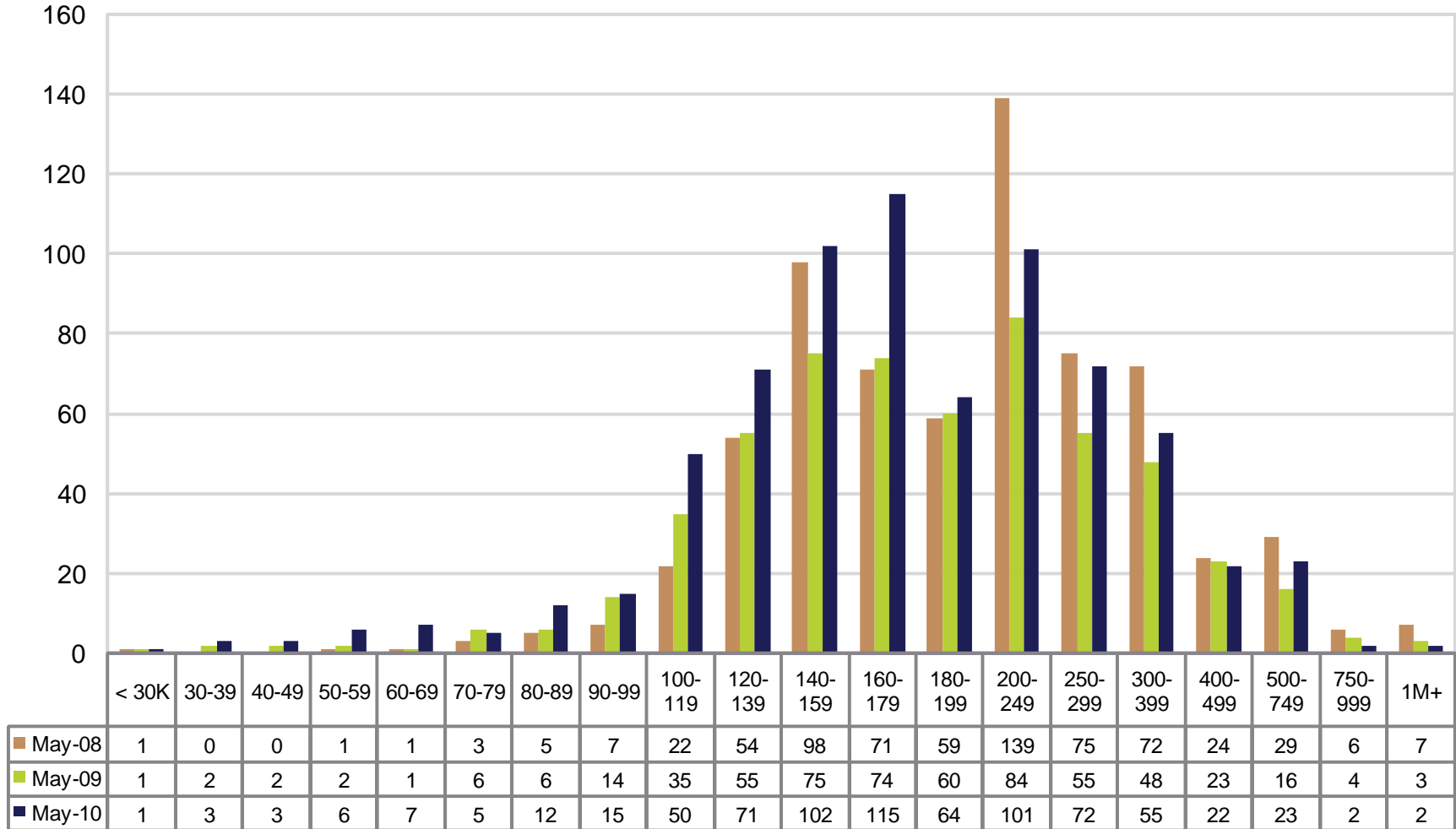


MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
May historical (in thousands)



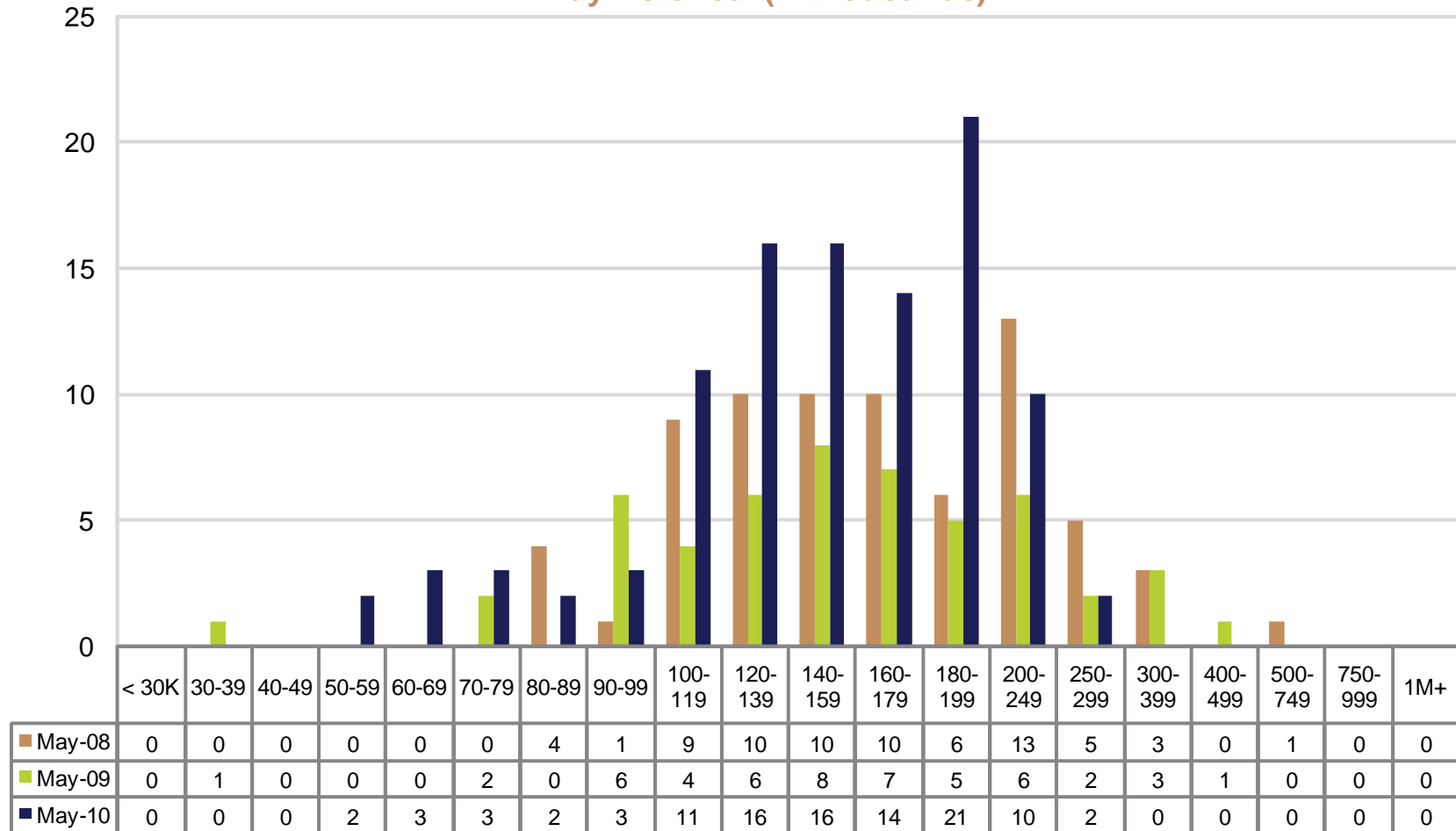
Top Selling Price Range for Detached Homes (for May 2010)

\$160,000 - 179,999

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
May historical (in thousands)



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

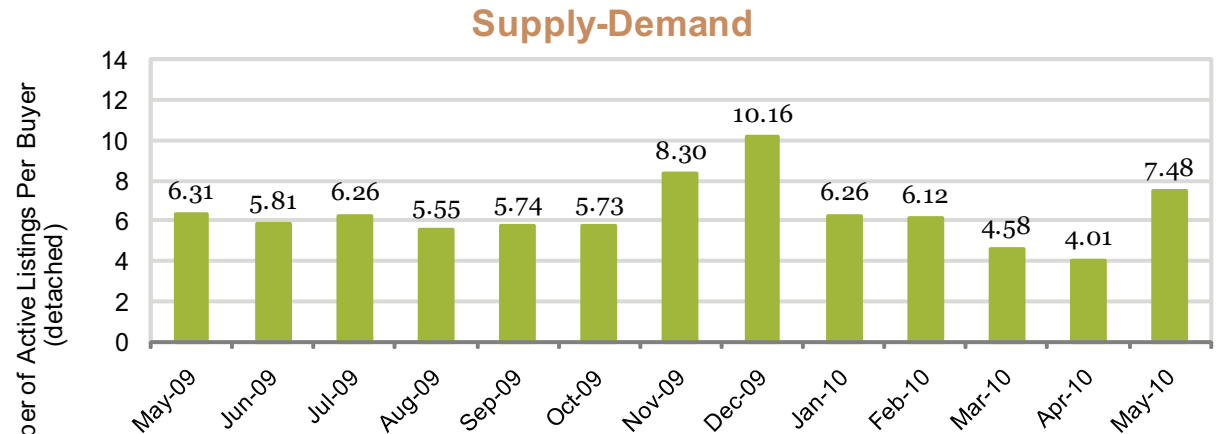
\$180,000 - 199,999

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

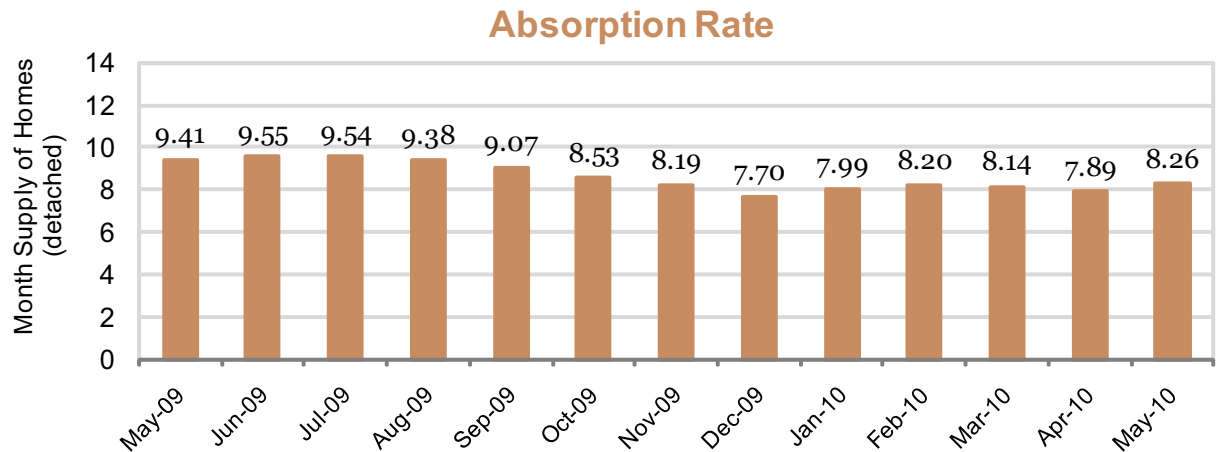
Year	2008	2009	2010
January	6.25	9.15	6.26
February	7.19	10.02	6.12
March	6.69	7.18	4.58
April	6.77	6.39	4.01
May	6.84	6.31	7.48
June	7.28	5.81	
July	7.38	6.26	
August	8.85	5.55	
September	9.04	5.74	
October	10.75	5.73	
November	12.09	8.30	
December	12.04	10.16	



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	6.62	8.85	7.99
February	6.79	9.03	8.20
March	7.17	9.07	8.14
April	7.55	9.27	7.89
May	8.13	9.41	8.26
June	8.64	9.55	
July	8.91	9.54	
August	9.28	9.38	
September	9.25	9.07	
October	9.16	8.53	
November	9.14	8.19	
December	8.47	7.70	



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.

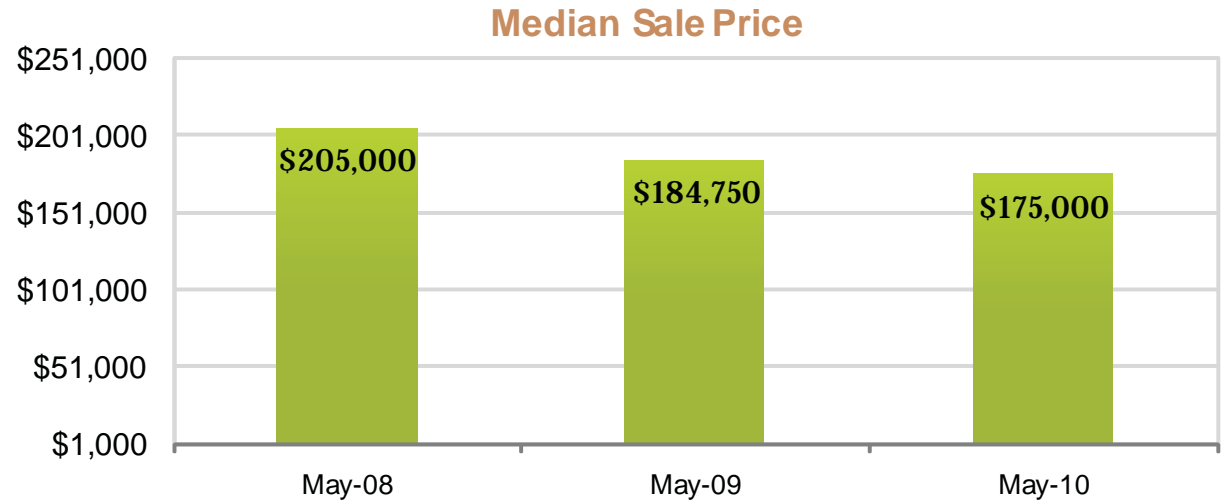
Data is for single-family detached homes

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

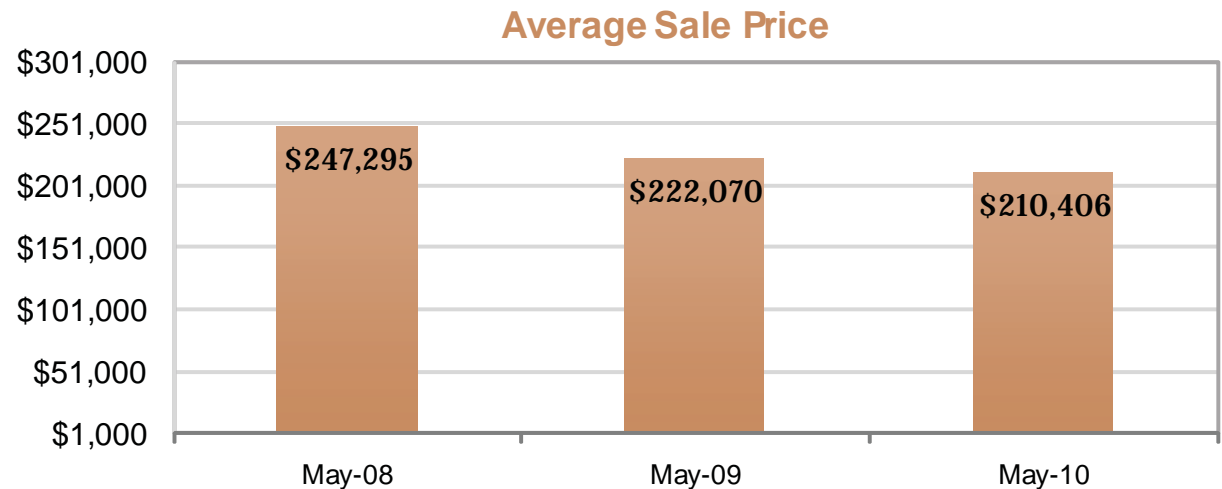
Median Sale Price

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	
July	\$196,000	\$185,000	
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	
July	\$240,986	\$224,271	
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	Apr	1,869	1,461	27.93%	202	145	39.31%	7,074	6,290	12.46%
	May	1,409	1,472	-4.28%	129	163	-20.86%	8,612	7,925	8.67%
	Jun		1,564			171			9,660	
Pending Sales	Apr	1,271	836	52.03%	164	85	92.94%	4,296	2,947	45.78%
	May	678	856	-20.79%	63	73	-13.70%	5,037	3,876	29.95%
	Jun		933			125			4,934	
Closed Sales	Apr	678	542	25.09%	79	52	51.92%	2,277	1,837	23.95%
	May	731	566	29.15%	103	51	101.96%	3,111	2,454	26.77%
	Jun		649			73			3,176	
Dollar Volume of Closed Sales (in millions)	Apr	\$139.4	\$111.6	24.91%	\$12.2	\$8.1	50.62%	\$459.0	\$380.0	20.79%
	May	\$153.8	\$125.0	23.04%	\$15.8	\$8.7	81.61%	\$628.6	\$513.7	22.37%
	Jun		\$144.2			\$10.8			\$668.7	
Median Sales Price	Apr	\$175,000	\$175,500	-0.28%	\$142,000	\$153,700	-7.61%	--	--	--
	May	\$175,000	\$184,750	-5.28%	\$155,000	\$156,590	-1.02%	--	--	--
	Jun		\$185,800			\$144,900		--	--	--
Average Sales Price	Apr	\$205,601	\$206,070	-0.23%	\$154,508	\$156,420	-1.22%	--	--	--
	May	\$210,406	\$222,070	-5.25%	\$153,044	\$170,333	-10.15%	--	--	--
	Jun		\$222,183			\$148,455		--	--	--
Total Active Listings Available	Apr	5,069	5,399	-6.11%	582	655	-11.15%	--	--	--
	May	5,438	5,422	0.30%	607	660	-8.03%	--	--	--
	Jun		5,480			634		--	--	--
Average Days on Market	Apr	74	85	-12.94%	96	105	-8.57%	--	--	--
	May	66	78	-15.38%	84	99	-15.15%	--	--	--
	Jun		85			67		--	--	--

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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	Apr	1,212	970	24.95%	New Listings	Apr	317	255	24.31%
	May	951	958	-0.73%		May	209	257	-18.68%
	Jun		1,031			Jun		258	
Pending Sales	Apr	912	590	54.58%	Pending Sales	Apr	225	146	54.11%
	May	472	607	-22.24%		May	126	165	-23.64%
	Jun		660			Jun		165	
Closed Sales	Apr	477	374	27.54%	Closed Sales	Apr	124	89	39.33%
	May	529	413	28.09%		May	122	89	37.08%
	Jun		471			Jun		118	
Median Sales Price	Apr	\$175,900	\$178,000	-1.18%	Median Sales Price	Apr	\$166,500	\$160,000	4.06%
	May	\$179,000	\$189,000	-5.29%		May	\$160,950	\$165,000	-2.45%
	Jun		\$187,500			Jun		\$180,750	
Average Sales Price	Apr	\$210,389	\$205,901	2.18%	Average Sales Price	Apr	\$185,473	\$185,886	-0.22%
	May	\$214,062	\$227,437	-5.88%		May	\$176,480	\$185,442	-4.83%
	Jun		\$226,141			Jun		\$199,628	
Total Active	Apr	3,059	3,245	-5.73%	Total Active	Apr	816	934	-12.63%
	May	3,315	3,224	2.82%		May	856	927	-7.66%
	Jun		3,279			Jun		920	
Average Days on Market	Apr	64	70	-8.57%	Average Days on Market	Apr	83	103	-19.42%
	May	61	71	-14.08%		May	60	87	-31.03%
	Jun		77			Jun		102	

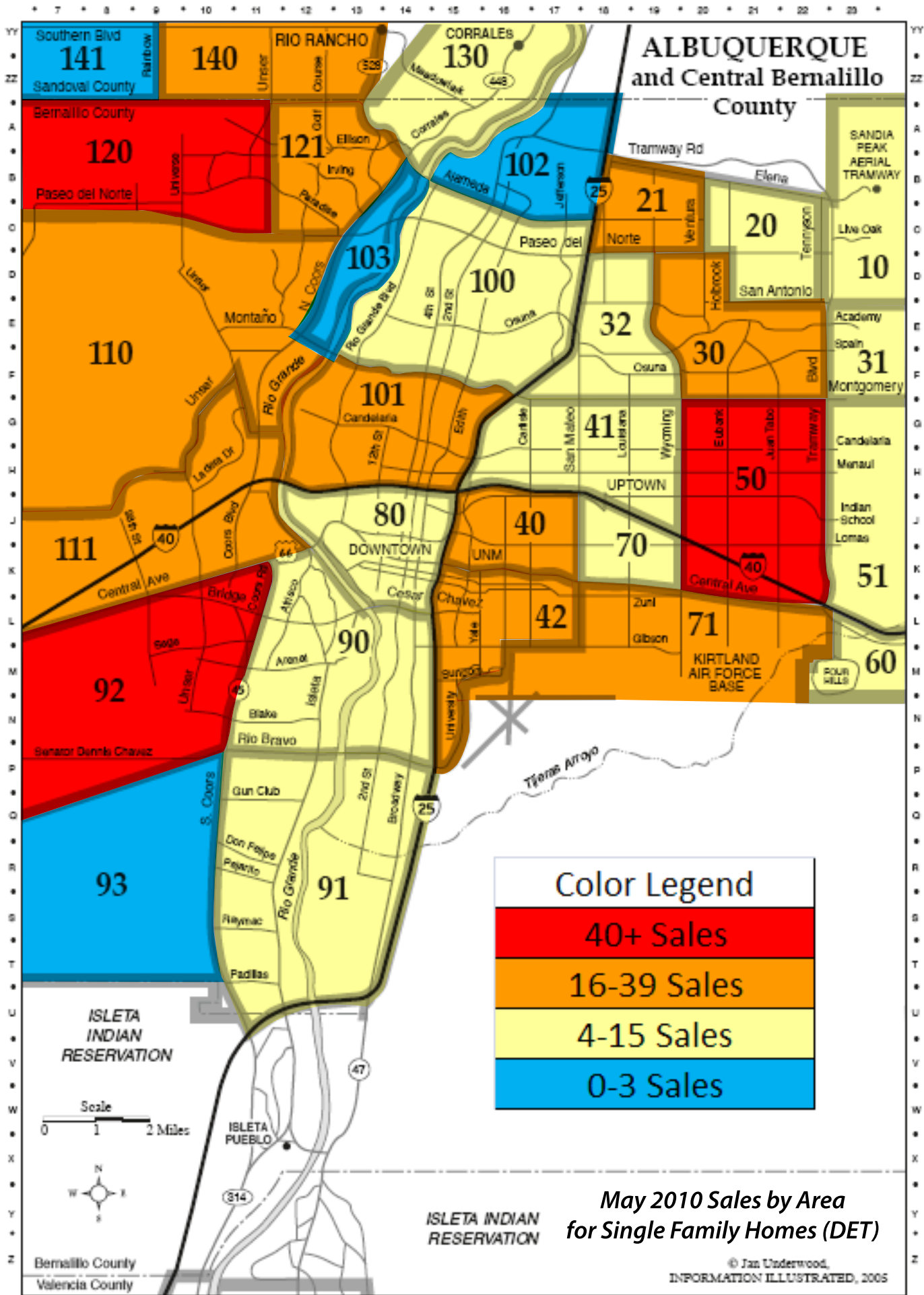
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Market Comparison

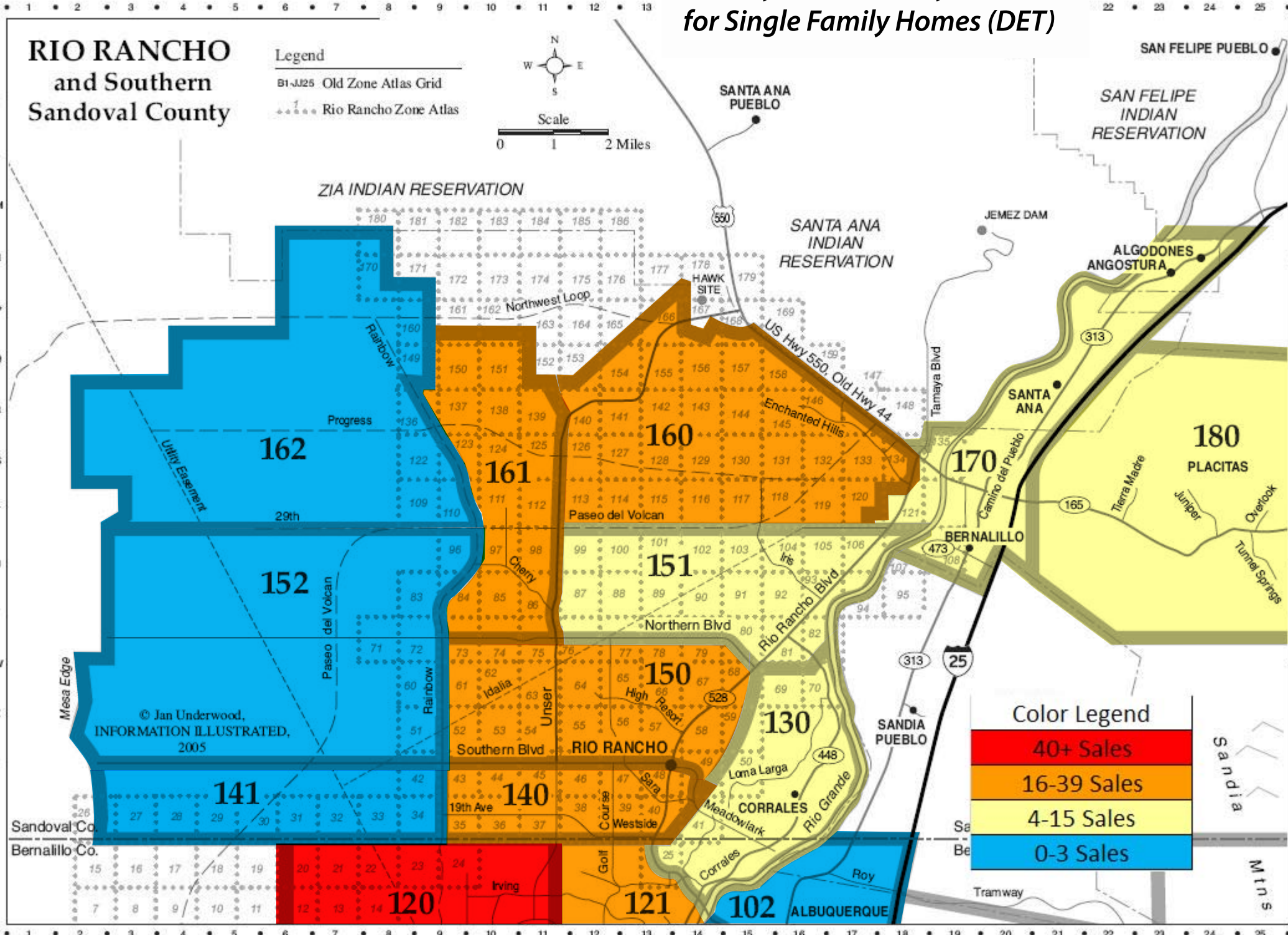
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2010	(DET) 2009	Percent Change	Valencia County		(DET) 2010	(DET) 2009	Percent Change
New Listings	Apr	127	96	32.29%	New Listings	Apr	130	84	54.76%
	May	100	109	-8.26%		May	88	97	-9.28%
	Jun		107			Jun		107	
Pending Sales	Apr	39	31	25.81%	Pending Sales	Apr	65	47	38.30%
	May	31	29	6.90%		May	29	35	-17.14%
	Jun		26			Jun		56	
Closed Sales	Apr	23	22	4.55%	Closed Sales	Apr	40	43	-6.98%
	May	26	21	23.81%		May	36	30	20.00%
	Jun		18			Jun		30	
Median Sales Price	Apr	\$198,000	N/A	N/A	Median Sales Price	Apr	\$147,250	N/A	N/A
	May	\$220,000	\$212,500	3.53%		May	\$153,250	\$135,950	12.73%
	Jun		\$214,750			Jun		\$133,998	
Average Sales Price	Apr	\$214,735	N/A	N/A	Average Sales Price	Apr	\$156,716	N/A	N/A
	May	\$228,906	\$219,738	4.17%		May	\$173,574	\$145,744	19.10%
	Jun		\$251,578			Jun		\$162,973	
Total Active	Apr	432	N/A	N/A	Total Active	Apr	470	N/A	N/A
	May	470	N/A	N/A		May	485	N/A	N/A
	Jun		473			Jun		477	
Average Days on Market	Apr	114	N/A	N/A	Average Days on Market	Apr	112	N/A	N/A
	May	98	91	7.69%		May	124	N/A	N/A
	Jun		80			Jun		120	

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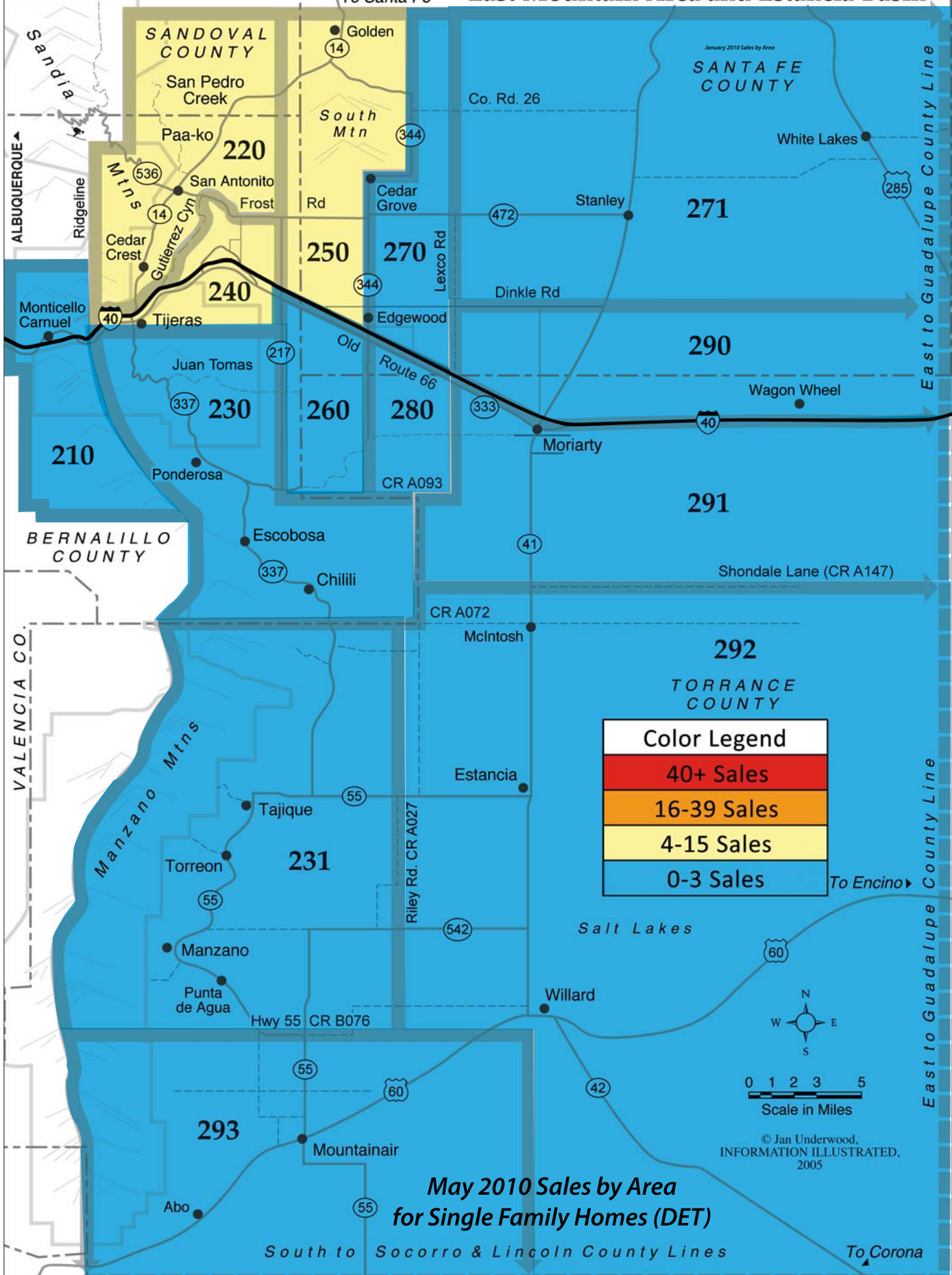


May 2010 Sales by Area for Single Family Homes (DET)

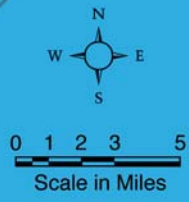


East Mountain Area and Estancia Basin

January 2010 Sales by Area



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

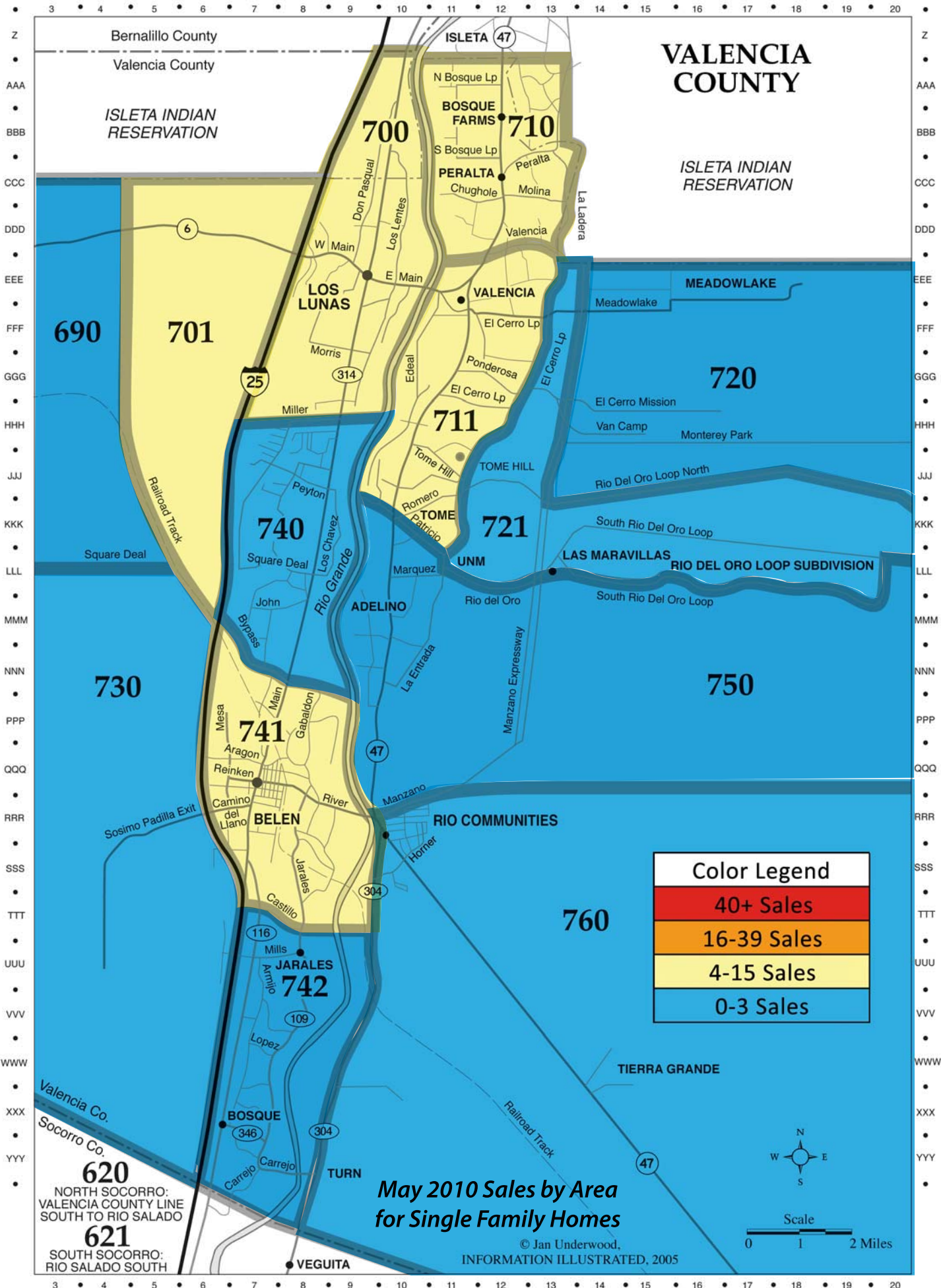


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May 2010 Sales by Area for Single Family Homes (DET)

South to Socorro & Lincoln County Lines

To Corona



Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

710

LOS LUNAS

VALENCIA

720

711

721

740

730

741

750

760

742

620

NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621

SOUTH SOCORRO:
RIO SALADO SOUTH

May 2010 Sales by Area for Single Family Homes

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