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Monthly Highlights

- The median sale price for single-family detached homes rose 6.06 % from May 2011 and is back to 2010 levels.
- Home sales for single-family detached homes jumped 16.61 % from the previous year.
- Pending home sales in May 2012 were at 997, the highest May Pending count since 2007.

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Monthly
Market
REPORT **May 2012**

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Market Inventory

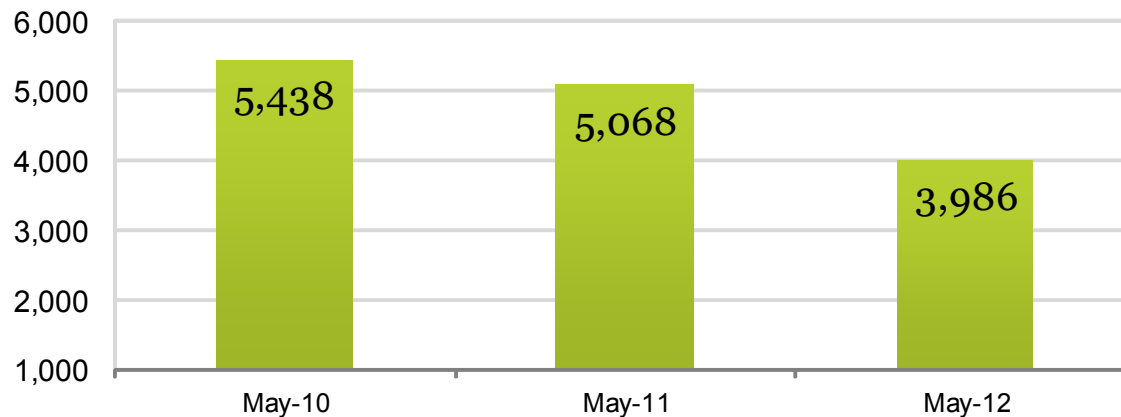
Detached Historical

Year	2010	2011	2012
January	4,766	4,791	3,750
February	4,929	4,823	3,668
March	5,091	4,906	3,705
April	5,069	4,981	3,806
May	5,438	5,068	3,986
June	5,723	5,008	
July	5,803	5,082	
August	5,759	4,973	
September	5,759	4,703	
October	5,481	4,469	
November	5,110	4,156	
December	4,794	3,780	

Attached Historical

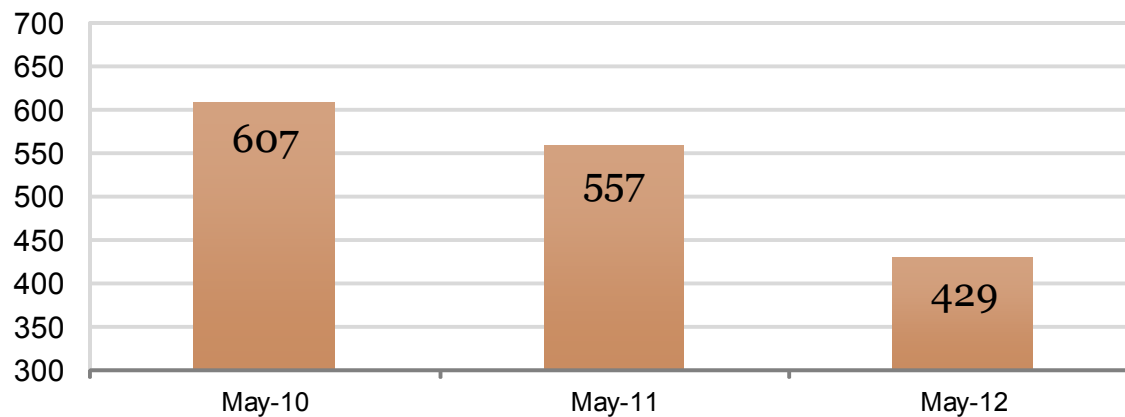
Year	2010	2011	2012
January	566	505	413
February	589	511	421
March	626	538	412
April	582	530	433
May	607	557	429
June	623	544	
July	668	554	
August	649	538	
September	617	546	
October	618	508	
November	574	487	
December	526	436	

Detached homes on market



Detached represents existing single-family detached homes

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)

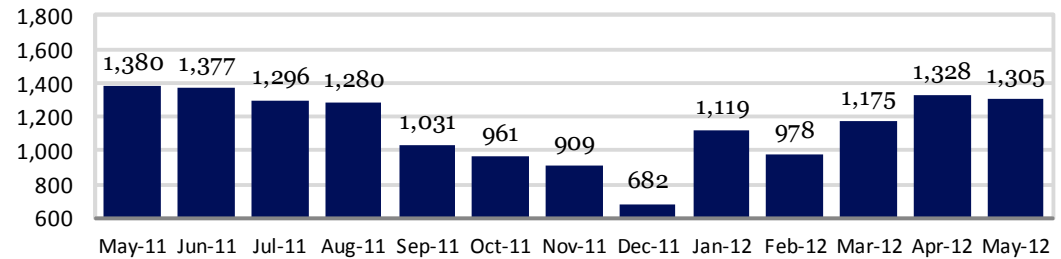
Market Activity

Month	New	Pending	Closed
May-11	1,380	899	632
Jun-11	1,377	934	658
Jul-11	1,296	815	625
Aug-11	1,280	878	646
Sep-11	1,031	809	517
Oct-11	961	785	566
Nov-11	909	746	492
Dec-11	682	602	523
Jan-12	1,119	836	411
Feb-12	978	928	506
Mar-12	1,175	1,021	596
Apr-12	1,328	1,034	604
May-12	1,305	997	737

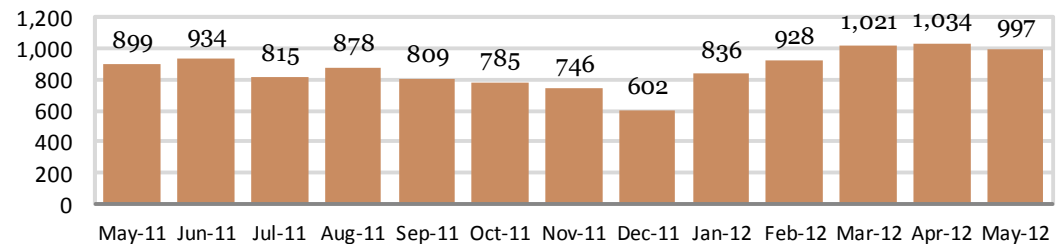
Change from last month/year

	May-12	Apr-12	May-11
New	1,305	1,328	1,380
% Change	-	-1.73%	-5.43%
Pending	997	1,034	899
% Change	-	-3.58%	10.90%
Closed	737	604	632
% Change	-	22.02%	16.61%

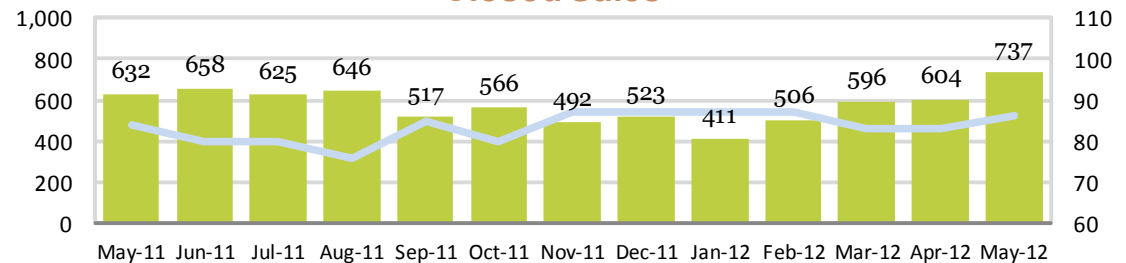
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for May 2012 detached sales was 86.

Data is for single-family detached homes

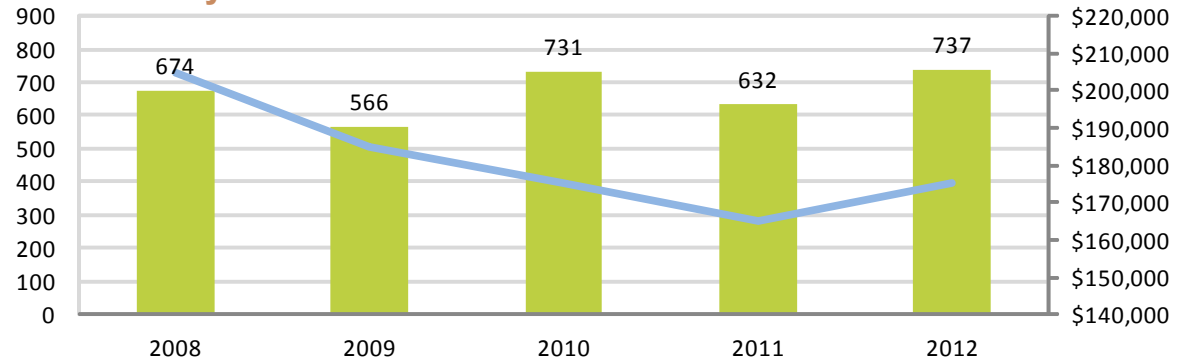
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	May-11	May-12
10-121	Albuquerque	430	522
130	Corrales	3	10
140-162	Rio Rancho	131	126
180	Bernalillo	9	11
190	Placitas	7	10
210-293	E. Mountains	26	23
690-760	Valencia Co.	26	35
Total	All	632	737

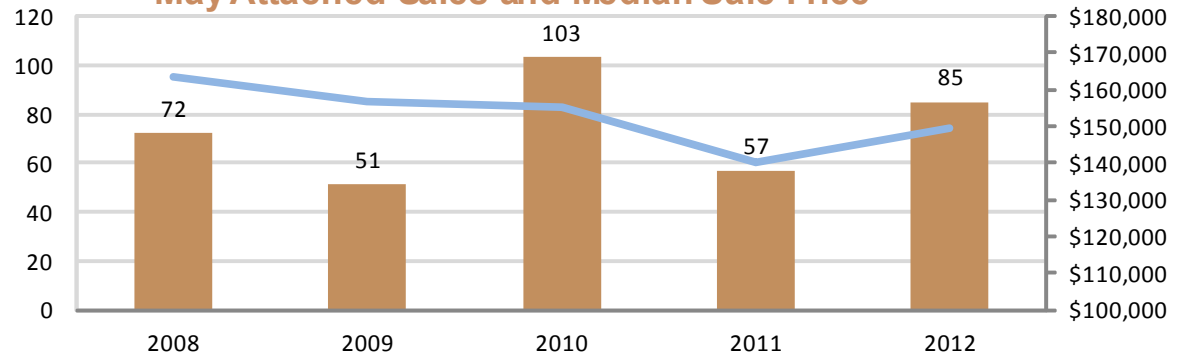
May Detached Sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	May-11	May-12
10-121	Albuquerque	50	74
130	Corrales	1	2
140-162	Rio Rancho	5	6
180	Bernalillo	1	1
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	0	2
Total	All	57	85

May Attached Sales and Median Sale Price



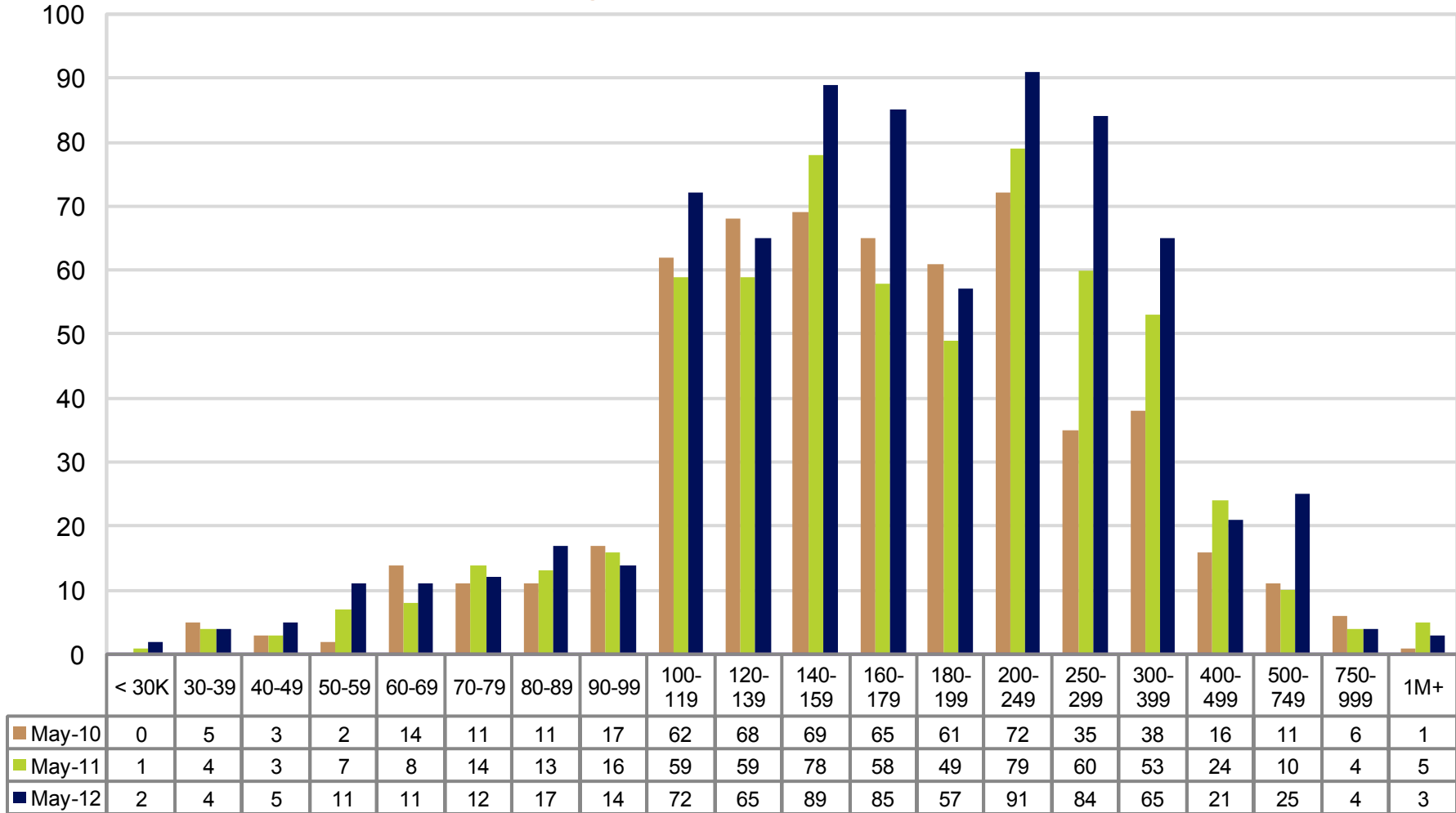
MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
May historical (in thousands)



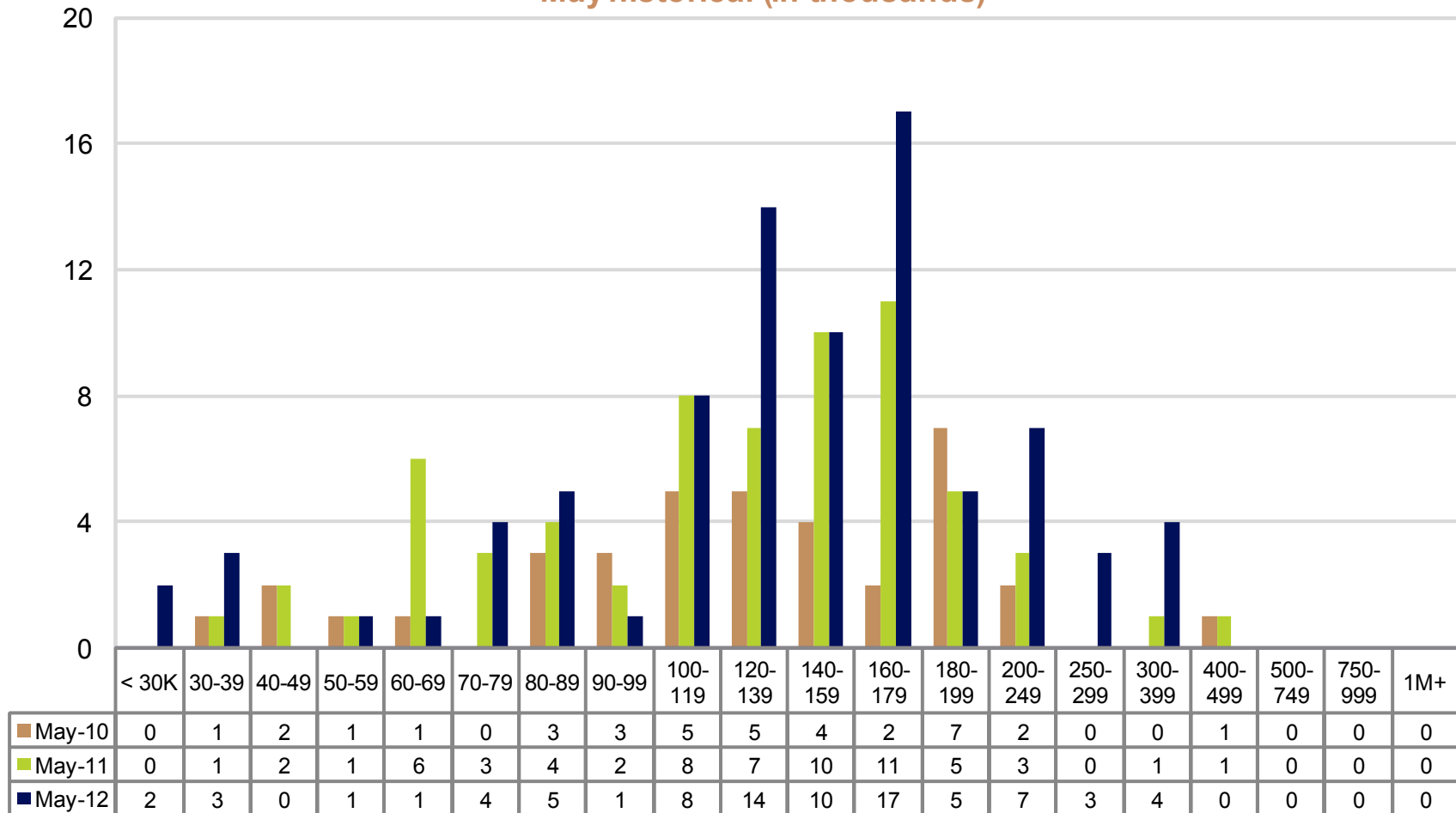
Top Selling Price Range for Detached Homes (for May 2012)

\$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
May historical (in thousands)



Top Selling Price Ranges for Attached Homes (for May 2012)

\$160,000 - \$179,999

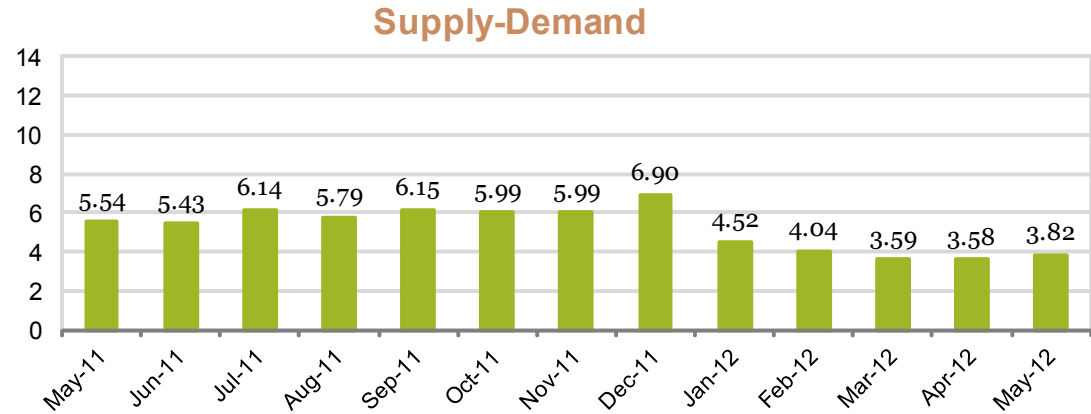
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Indicators

Supply-Demand

Year	2010	2011	2012
January	6.26	6.92	4.52
February	6.12	6.82	4.04
March	4.58	5.34	3.59
April	4.01	5.43	3.58
May	7.48	5.54	3.82
June	7.46	5.43	
July	7.61	6.14	
August	7.56	5.79	
September	8.77	6.15	
October	8.79	5.99	
November	9.31	5.99	
December	9.46	6.90	

Number of Active Listings Per Buyer (detached)

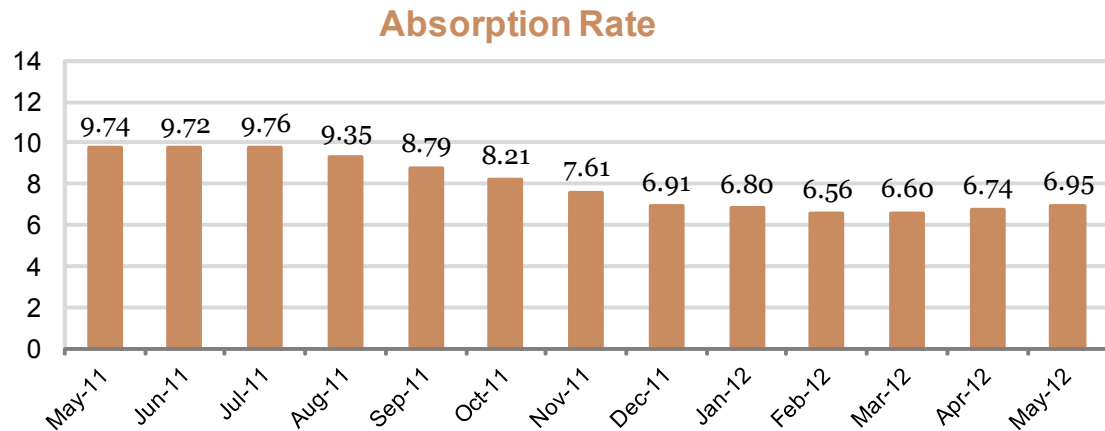


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

Absorption Rate

Year	2010	2011	2012
January	8.37	8.86	6.80
February	8.61	8.88	6.56
March	8.68	9.12	6.60
April	8.48	9.42	6.74
May	8.89	9.74	6.95
June	9.27	9.72	
July	9.63	9.76	
August	9.67	9.35	
September	9.93	8.79	
October	9.84	8.21	
November	9.42	7.61	
December	8.88	6.91	

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

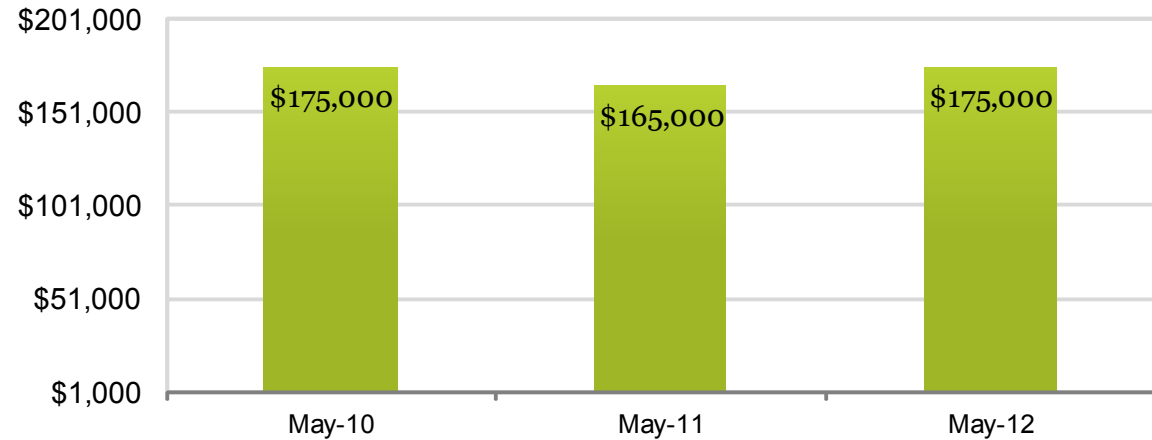
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Home Sales Prices

Median Sale Price

Year	2010	2011	2012
January	\$172,240	\$172,000	\$165,000
February	\$169,950	\$171,750	\$161,500
March	\$175,000	\$162,000	\$159,000
April	\$175,000	\$165,000	\$174,775
May	\$175,000	\$165,000	\$175,000
June	\$181,000	\$166,500	
July	\$186,000	\$178,000	
August	\$182,500	\$163,808	
September	\$183,000	\$171,500	
October	\$180,000	\$167,000	
November	\$177,500	\$160,000	
December	\$178,433	\$160,000	

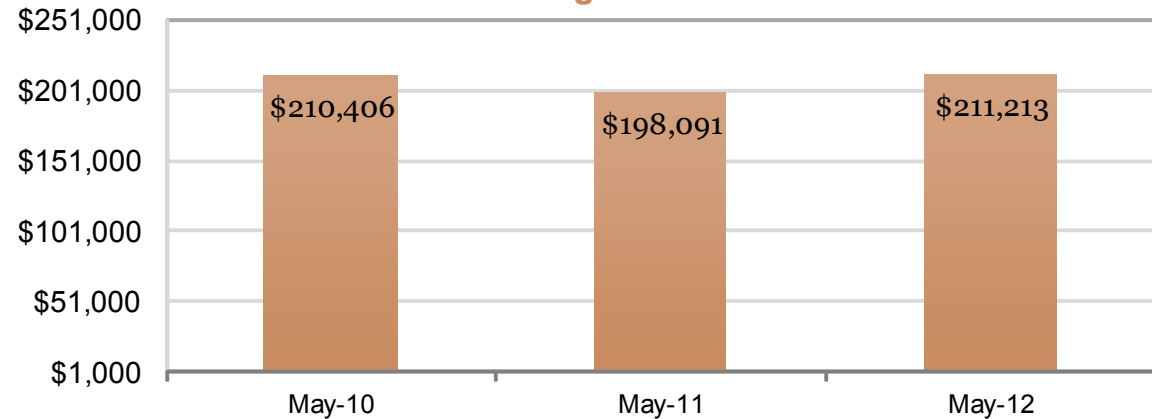
Median Sale Price



Average Sale Price

Year	2010	2011	2012
January	\$205,624	\$201,239	\$194,352
February	\$206,654	\$220,299	\$195,165
March	\$211,049	\$199,683	\$189,676
April	\$205,601	\$196,321	\$211,186
May	\$210,406	\$198,091	\$211,213
June	\$219,723	\$207,042	
July	\$230,213	\$210,788	
August	\$221,379	\$197,671	
September	\$217,677	\$196,402	
October	\$225,666	\$201,874	
November	\$220,453	\$194,830	
December	\$217,416	\$195,861	

Average Sale Price



Data is for single-family detached homes

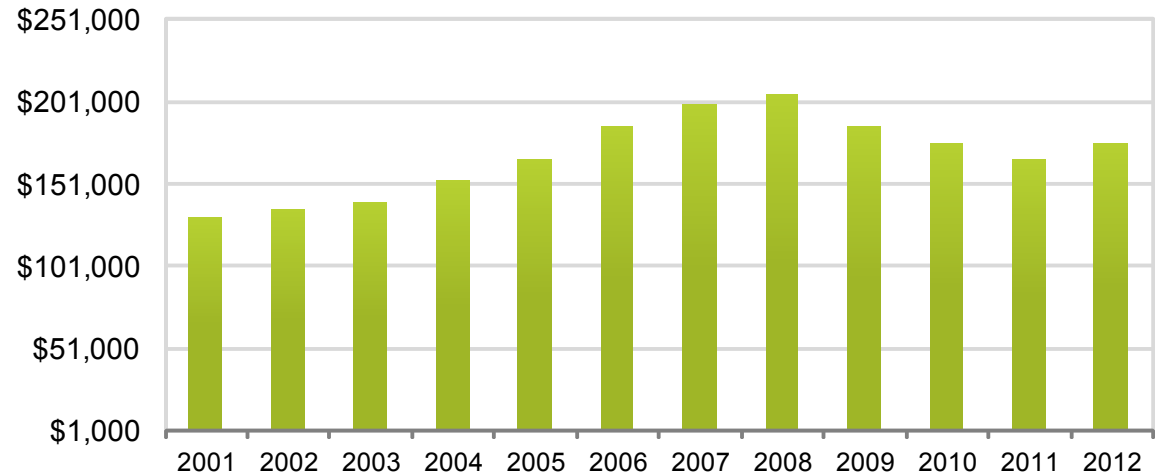
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May Home Sales Prices - Year to Year

Median Sale Price

May	Median Sale Price	% Change From Previous Year
2001	\$129,900	-0.08%
2002	\$134,950	3.89%
2003	\$138,998	3.00%
2004	\$153,000	10.07%
2005	\$165,000	7.84%
2006	\$185,000	12.12%
2007	\$199,000	7.57%
2008	\$205,000	3.02%
2009	\$184,750	-9.88%
2010	\$175,000	-5.28%
2011	\$165,000	-5.71%
2012	\$175,000	6.06%

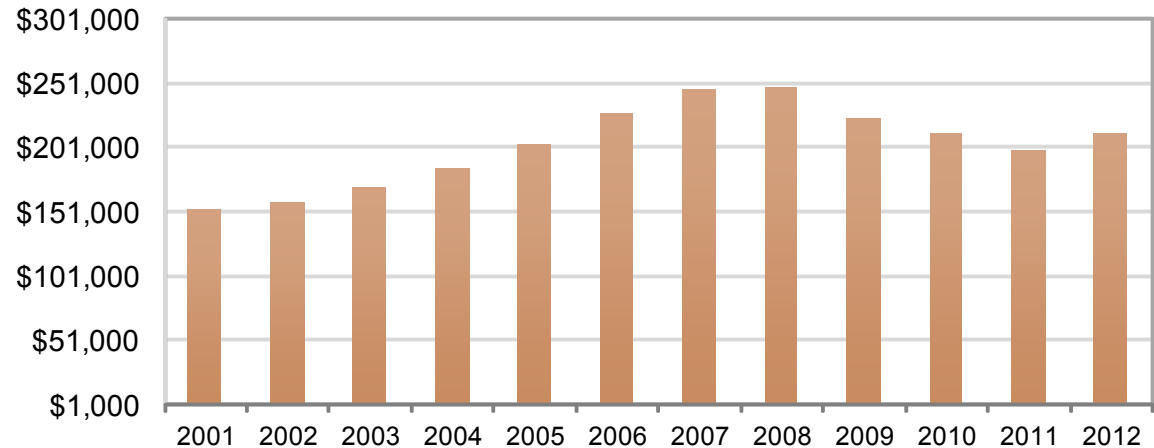
Median Sale Price (May only)



Average Sale Price

May	Average Sale Price	% Change From Previous Year
2001	\$151,881	-3.24%
2002	\$158,374	4.28%
2003	\$169,235	6.86%
2004	\$183,288	8.30%
2005	\$202,273	10.36%
2006	\$226,835	12.14%
2007	\$246,062	8.48%
2008	\$247,295	0.50%
2009	\$222,070	-10.20%
2010	\$210,406	-5.25%
2011	\$198,091	-5.85%
2012	\$211,213	6.62%

Average Sale Price (May only)



Data is for single-family detached homes

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Market Overview

2012		(DET) 2012	(DET) 2011	Percent Change	(ATT) 2012	(ATT) 2011	Percent Change	(DET+ATT) 2012 Year- to-Date	(DET+ATT) 2011 Year- to-Date	Percent Change
New Listings	Apr	1,328	1,424	-6.74%	132	133	-0.75%	5,068	5,896	-14.04%
	May	1,305	1,380	-5.43%	119	143	-16.78%	6,492	7,419	-12.49%
	Jun		1,377			133			8,929	
Pending Sales	Apr	1,034	903	14.51%	87	82	6.10%	4,158	3,495	18.97%
	May	997	899	10.90%	78	76	2.63%	5,233	4,470	17.07%
	Jun		934			70			5,474	
Closed Sales	Apr	604	567	6.53%	65	37	75.68%	2,322	2,085	11.37%
	May	737	632	16.61%	85	57	49.12%	3,144	2,774	13.34%
	Jun		658			61			3,493	
Dollar Volume of Closed Sales (in millions)	Apr	\$127.6	\$111.3	14.65%	\$8.9	\$5.1	74.51%	\$447.4	\$412.9	8.36%
	May	\$155.7	\$125.2	24.36%	\$12.7	\$7.8	62.82%	\$615.8	\$545.9	12.80%
	Jun		\$136.2			\$8.7			\$690.8	
Median Sales Price	Apr	\$174,775	\$165,000	5.92%	\$135,000	\$129,900	3.93%	--	--	--
	May	\$175,000	\$165,000	6.06%	\$149,650	\$140,000	6.89%	--	--	--
	Jun		\$166,500			\$126,500		--	--	--
Average Sales Price	Apr	\$211,186	\$196,321	7.57%	\$136,706	\$139,154	-1.76%	--	--	--
	May	\$211,213	\$198,091	6.62%	\$149,604	\$136,697	9.44%	--	--	--
	Jun		\$207,042			\$142,760		--	--	--
Total Active Listings Available	Apr	3,806	4,981	-23.59%	433	530	-18.30%	--	--	--
	May	3,986	5,068	-21.35%	429	557	-22.98%	--	--	--
	Jun		5,008			544		--	--	--
Average Days on Market	Apr	83	86	-3.49%	82	71	15.49%	--	--	--
	May	86	84	2.38%	88	102	-13.73%	--	--	--
	Jun		80			85		--	--	--

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Market Comparison Albuquerque & Rio Rancho

City of Albuquerque		(DET) 2012	(DET) 2011	Percent Change	City of Rio Rancho		(DET) 2012	(DET) 2011	Percent Change
New Listings	Apr	864	959	-9.91%	New Listings	Apr	205	213	-3.76%
	May	877	901	-2.66%		May	205	225	-8.89%
	Jun		918			Jun		217	
Pending Sales	Apr	717	606	18.32%	Pending Sales	Apr	197	164	20.12%
	May	674	617	9.24%		May	194	182	6.59%
	Jun		645			Jun		170	
Closed Sales	Apr	420	392	7.14%	Closed Sales	Apr	97	98	-1.02%
	May	522	430	21.40%		May	126	131	-3.82%
	Jun		468			Jun		115	
Median Sales Price	Apr	\$170,000	\$164,000	3.66%	Median Sales Price	Apr	\$172,900	\$166,500	3.84%
	May	\$173,350	\$170,000	1.97%		May	\$165,834	\$150,000	10.56%
	Jun		\$169,320			Jun		\$160,000	
Average Sales Price	Apr	\$213,227	\$196,703	8.40%	Average Sales Price	Apr	\$192,305	\$179,842	6.93%
	May	\$209,054	\$205,030	1.96%		May	\$187,197	\$171,094	9.41%
	Jun		\$211,320			Jun		\$177,670	
Total Active	Apr	2,228	3,057	-27.12%	Total Active	Apr	542	771	-29.70%
	May	2,344	3,106	-24.53%		May	560	762	-26.51%
	Jun		3,043			Jun		758	
Average Days on Market	Apr	77	82	-6.10%	Average Days on Market	Apr	92	76	21.05%
	May	81	82	-1.22%		May	84	81	3.70%
	Jun		76			Jun		77	

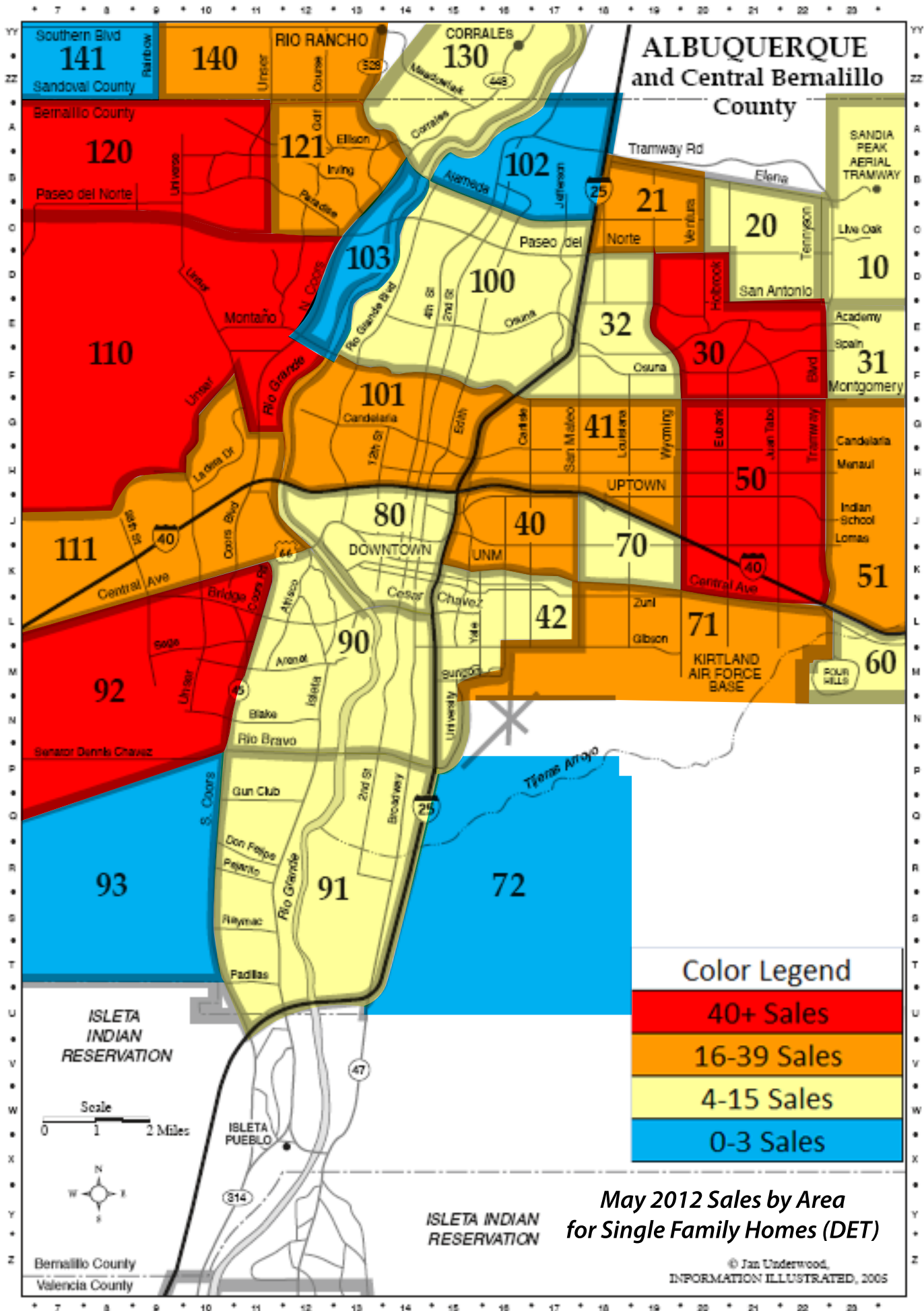
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Market Comparison

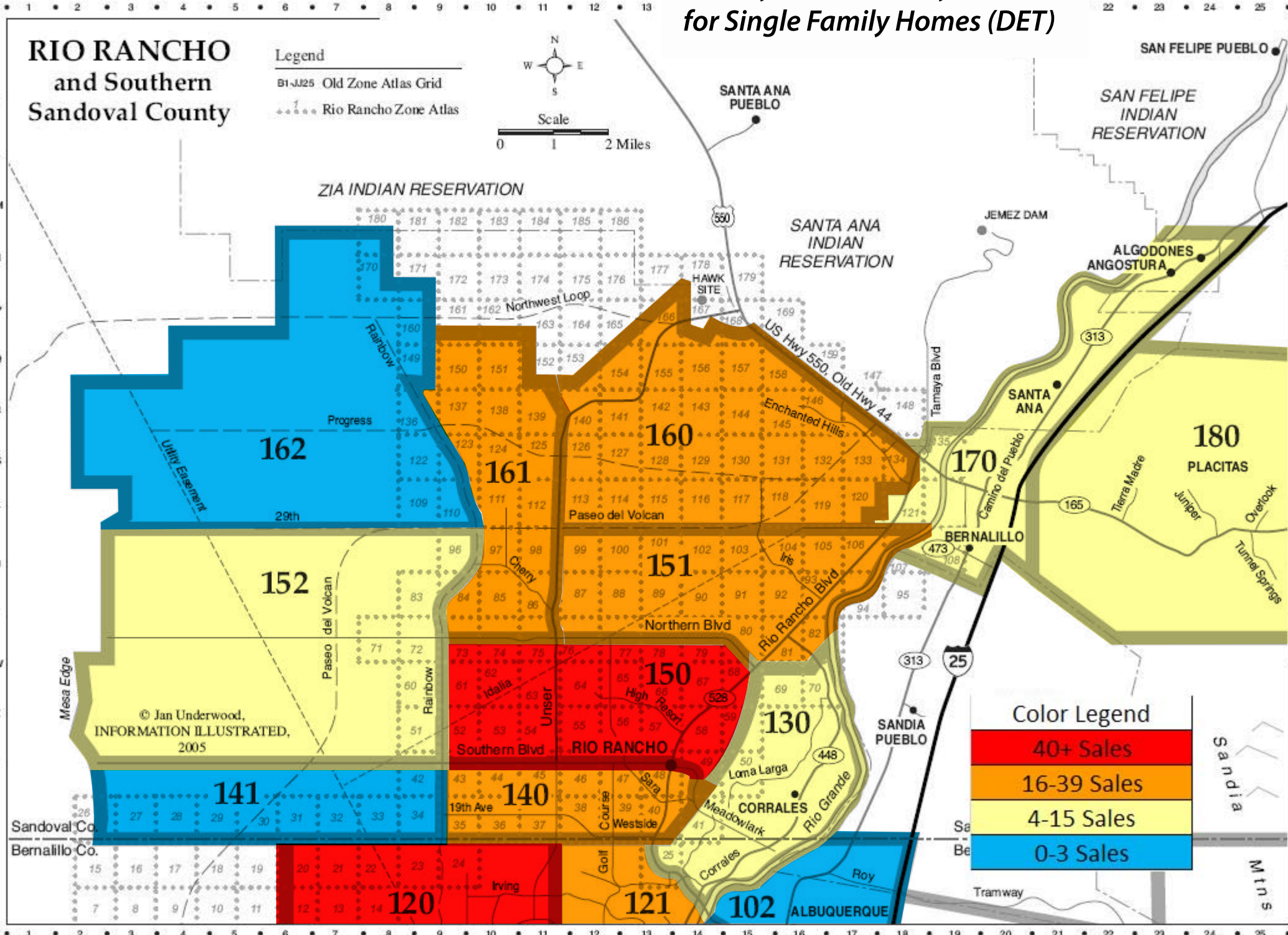
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2012	(DET) 2011	Percent Change	Valencia County		(DET) 2012	(DET) 2011	Percent Change
New Listings	Apr	80	93	-13.98%	New Listings	Apr	111	91	21.98%
	May	93	87	6.90%		May	76	100	-24.00%
	Jun		94			Jun		72	
Pending Sales	Apr	33	45	-26.67%	Pending Sales	Apr	57	63	-9.52%
	May	38	34	11.76%		May	57	45	26.67%
	Jun		37			Jun		58	
Closed Sales	Apr	34	26	30.77%	Closed Sales	Apr	28	33	-15.15%
	May	23	26	-11.54%		May	35	26	34.62%
	Jun		23			Jun		35	
Median Sales Price	Apr	\$227,000	\$179,950	26.15%	Median Sales Price	Apr	\$125,250	\$135,000	-7.22%
	May	\$220,500	\$168,950	30.51%		May	\$130,000	\$113,130	14.91%
	Jun		\$210,000			Jun		\$129,000	
Average Sales Price	Apr	\$231,880	\$233,046	-0.50%	Average Sales Price	Apr	\$128,348	\$135,266	-5.11%
	May	\$255,096	\$209,381	21.83%		May	\$135,023	\$124,131	8.77%
	Jun		\$256,259			Jun		\$122,340	
Total Active	Apr	364	425	-14.35%	Total Active	Apr	419	468	-10.47%
	May	397	441	-9.98%		May	420	474	-11.39%
	Jun		445			Jun		455	
Average Days on Market	Apr	91	121	-24.79%	Average Days on Market	Apr	110	120	-8.33%
	May	133	113	17.70%		May	94	87	8.05%
	Jun		75			Jun		97	

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

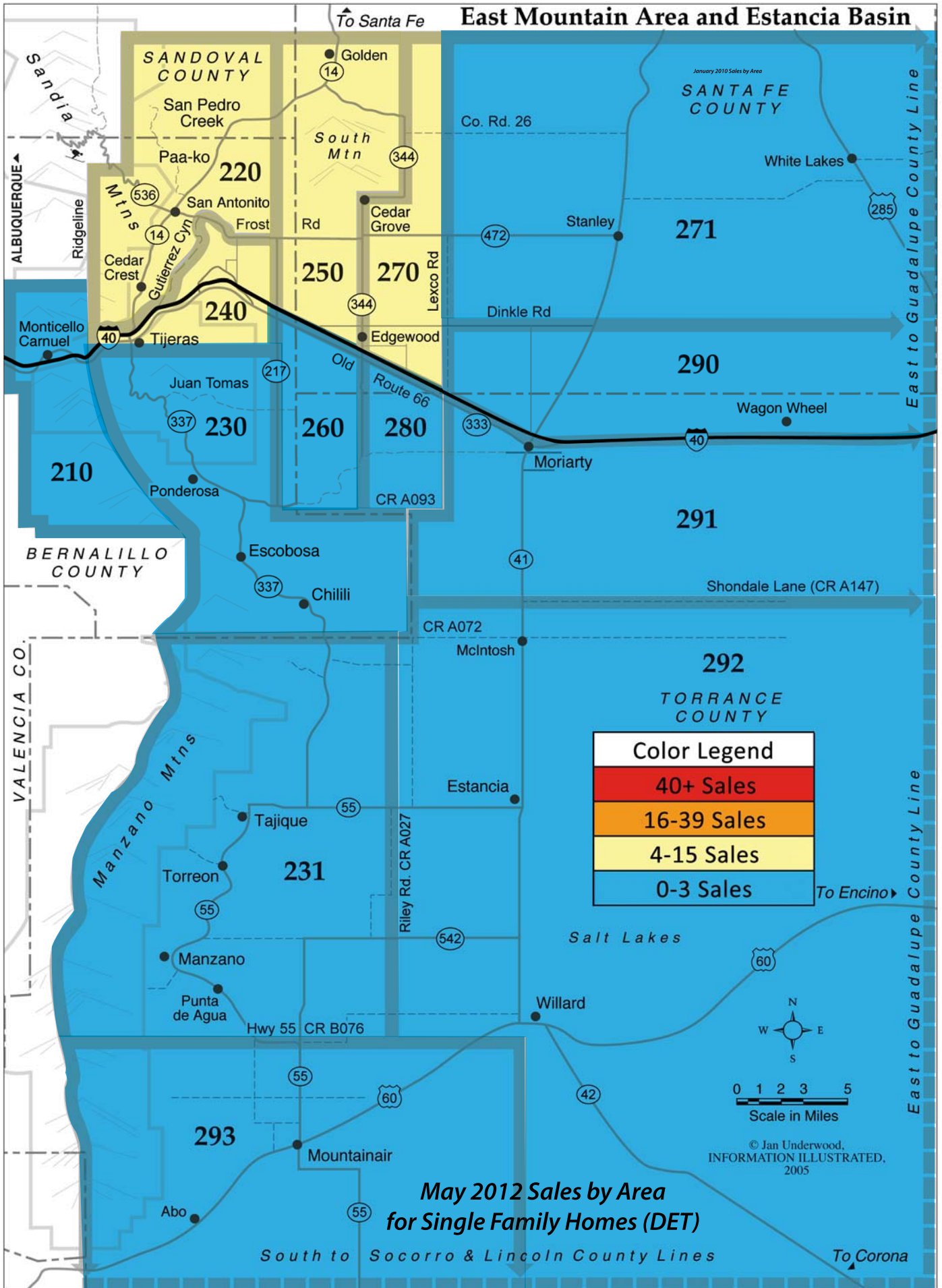


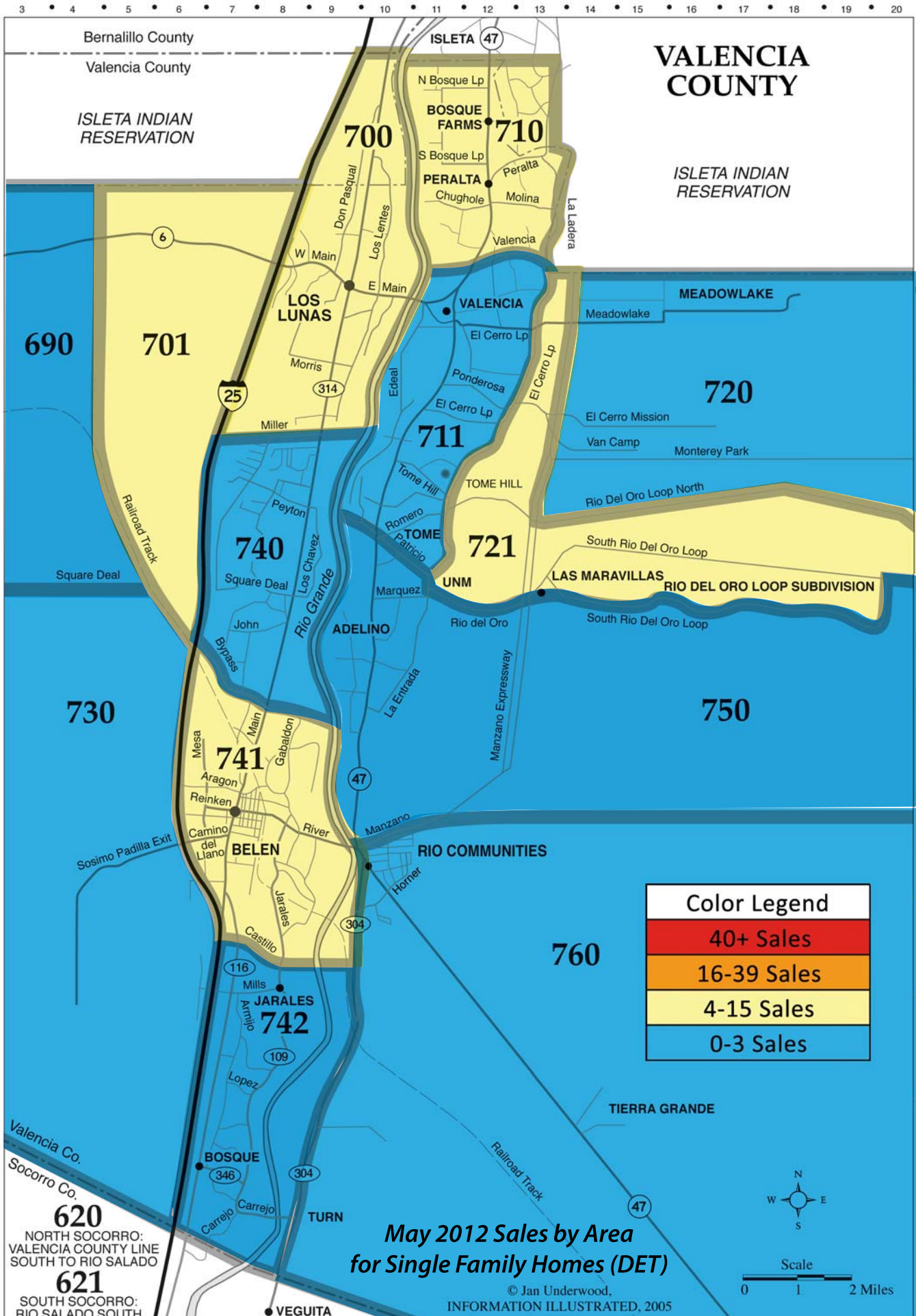
May 2012 Sales by Area for Single Family Homes (DET)



East Mountain Area and Estancia Basin

January 2010 Sales by Area





VALENCIA COUNTY

ISLETA INDIAN RESERVATION

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

**May 2012 Sales by Area
for Single Family Homes (DET)**

Scale

0 1 2 Miles

© Jan Underwood, INFORMATION ILLUSTRATED, 2005

690 **701** **700** **710** **720** **711** **721** **730** **740** **741** **750** **760** **742** **620** **621**

ISLETA 47 BOSQUE FARMS PERALTA LOS LUNAS VALENCIA TOME HILL ADELINO LAS MARAVILLAS RIO DEL ORO LOOP SUBDIVISION BELEN RIO COMMUNITIES JARALES TURN VEGUITA

Valencia County Bernalillo County Socorro Co.

ISLETA INDIAN RESERVATION MEADOWLAKE RIO DEL ORO LOOP SUBDIVISION TIERRA GRANDE

W Main E Main Morris Miller Peyton Square Deal John Bypass Mesa Main Gabaldon Aragon Reinken Camino del Llano Castillo Mills Amigo Lopez Carrejo Carrejo

Don Pasqual Los Lentos Peralta Chughole Molina Valencia La Ladera

El Cerro Lp Ponderosa El Cerro Lp El Cerro Mission Van Camp Monterey Park

Tome Hill Romero Patricio Marquez Rio del Oro Manzano Expressway

Manzano River Horner

116 109 346 304 304 304 47 47 47

6 25 314 6 47 304 109 346 304 47

Sosimo Padilla Exit

Valencia Co. Socorro Co.

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