



November 2009 Monthly Market Report

Monthly Highlights

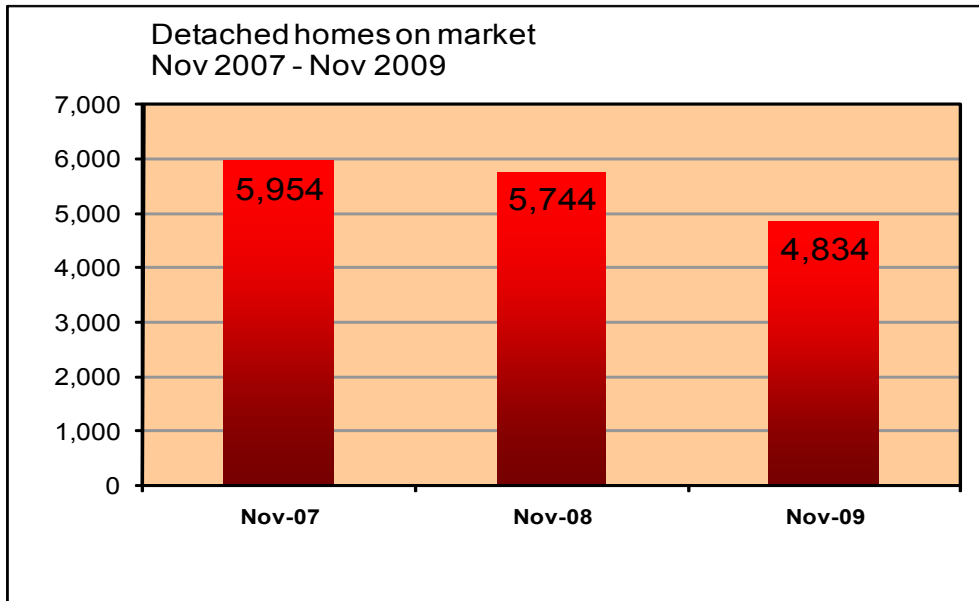
- Single-family, detached home sales in the Greater Albuquerque market areas are up 57.18 percent from November 2008.
- The Albuquerque, Rio Rancho, Corrales, Placitas, Bernalillo, East Mountains and Valencia County MLS areas all had at least 50 percent increases in single-family, detached home sales compared to the previous year.
- Pending homes for single-family, detached homes increased 20.69 percent from November 2008.

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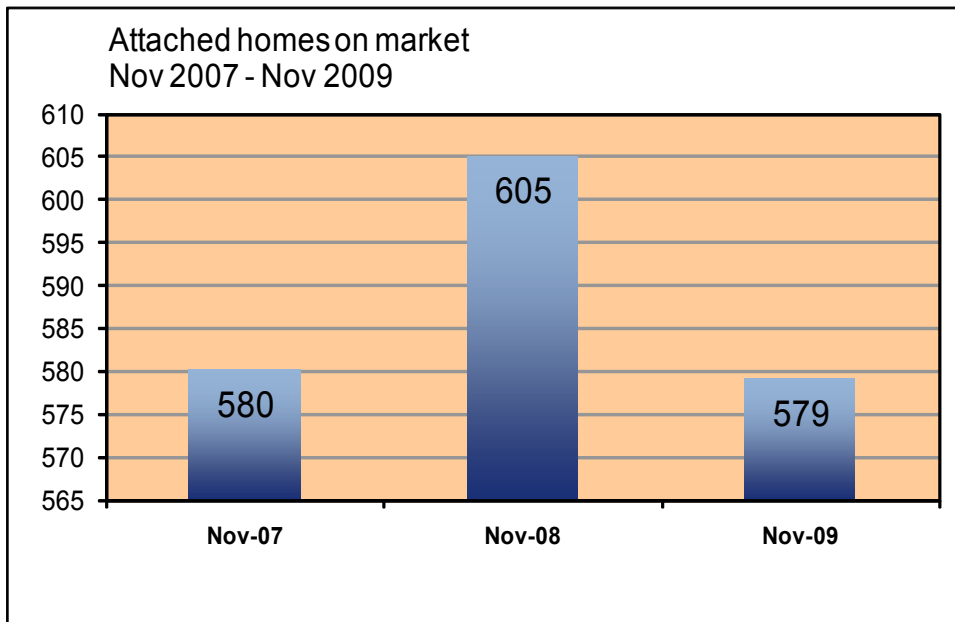
Market Inventory



Detached represents existing single-family detached homes

Total Active Listings as of December 7, 2009

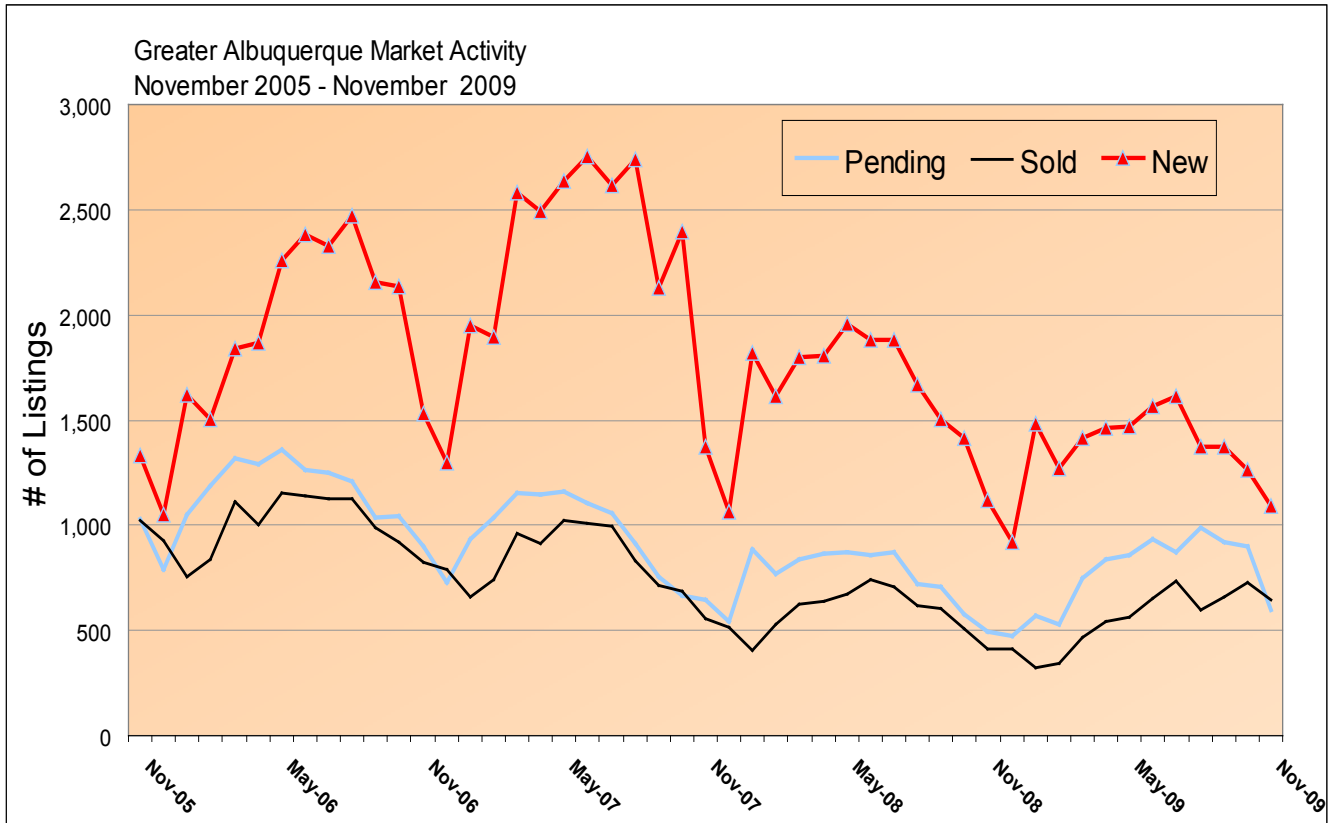
Active detached:	4,834
Active attached:	+ 579
Total:	5,413



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.

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	1,564
Jul	1,873	2,324	2,615	1,882	1,610
Aug	1,845	2,473	2,742	1,668	1,375
Sep	1,590	2,157	2,127	1,502	1,375
Oct	1,790	2,133	2,393	1,411	1,264
Nov	1,335	1,528	1,372	1,121	1,093
Dec	1,049	1,297	1,064	917	

New Listings this month

1,093

Compared to last month

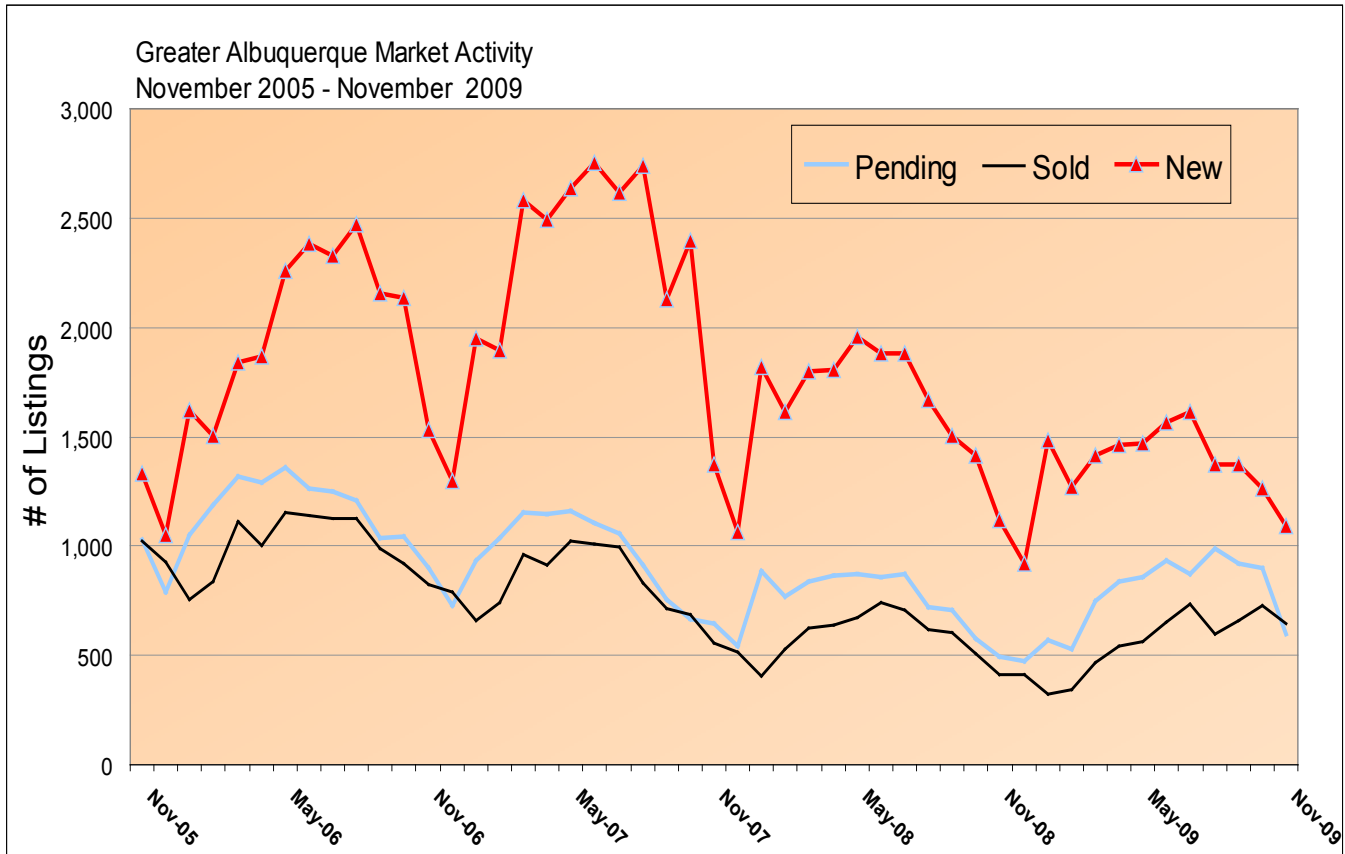
↓ **13.53 %**

Compared to Nov. 2008

↓ **2.50 %**

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable 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	933
Jul	1,448	1,249	1,058	871	875
Aug	1,419	1,211	911	723	986
Sep	1,227	1,037	758	706	923
Oct	1,229	1,042	665	575	900
Nov	1,031	900	645	493	595
Dec	787	729	543	477	

Pending Sales this month

595

Compared to last month

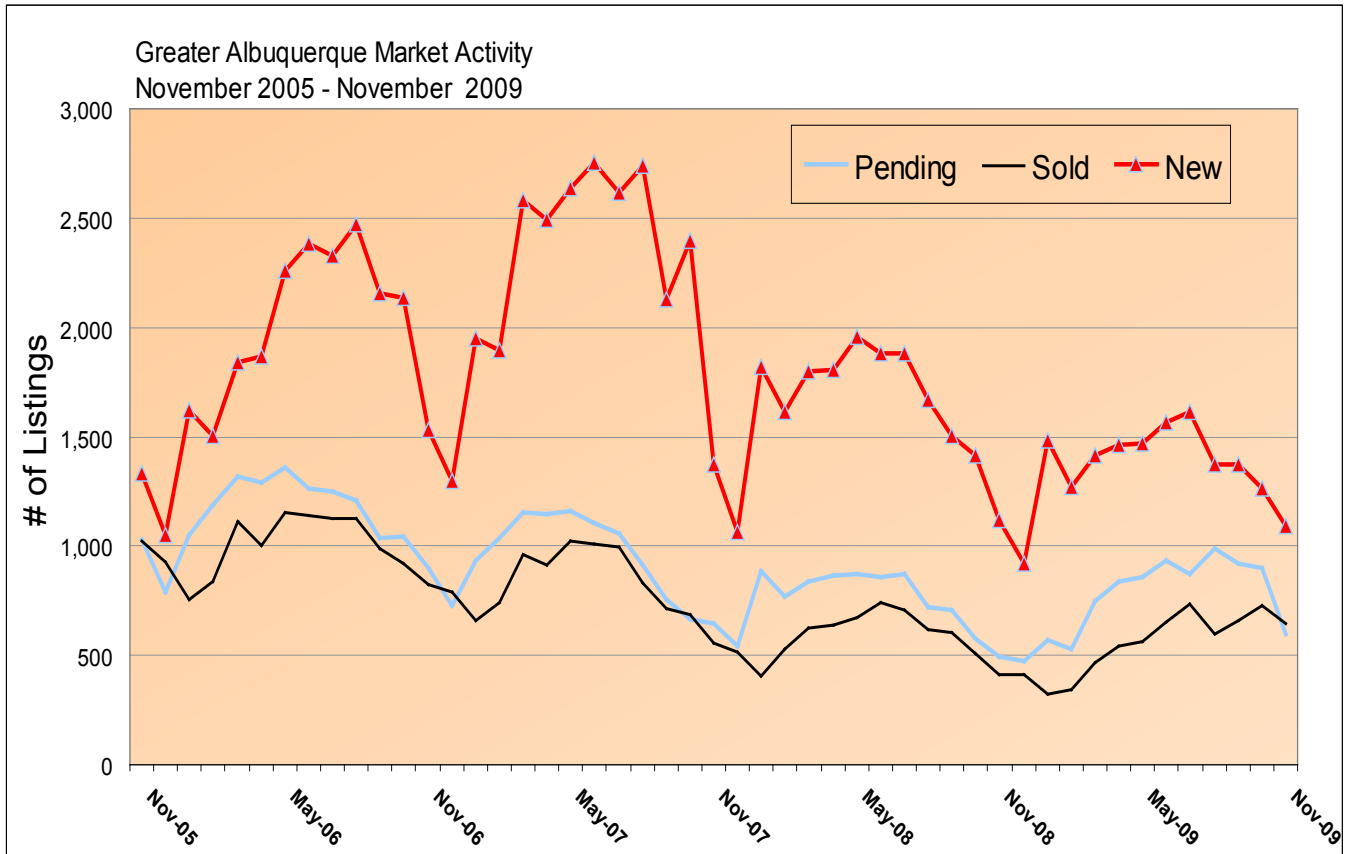
↓ 33.89 %

Compared to Nov. 2008

↑ 20.69 %

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable 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	649
Jul	1,231	1,123	992	704	735
Aug	1,267	1,126	833	619	600
Sep	1,187	990	716	604	661
Oct	1,055	917	687	511	731
Nov	1,021	824	556	411	646
Dec	924	787	516	412	

Closed Sales this month

646

Compared to last month

↓ 11.63 %

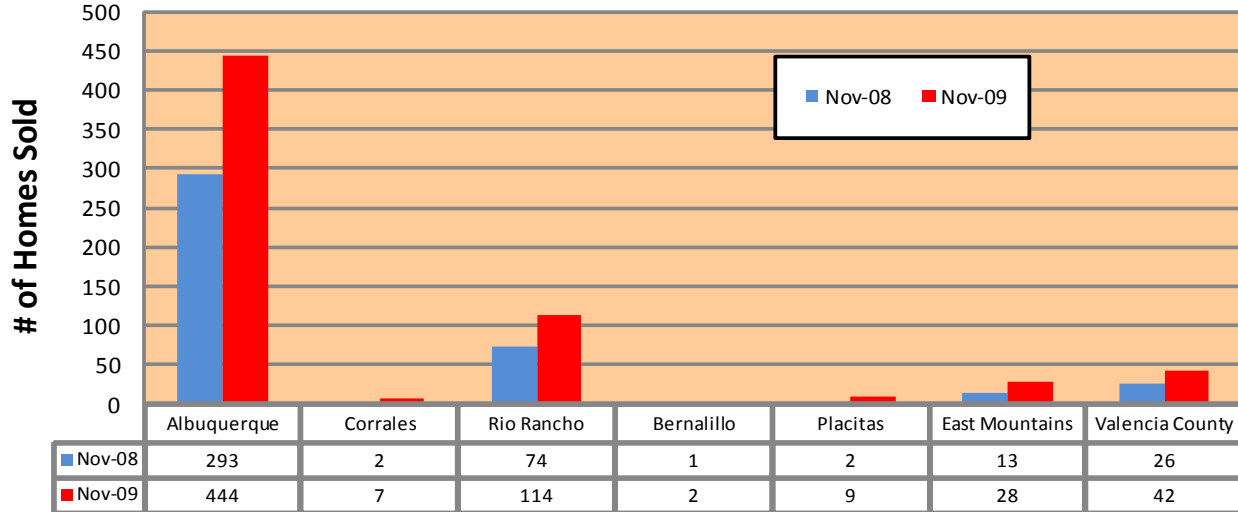
Compared to Nov. 2008

↑ 57.18 %

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 Market Area

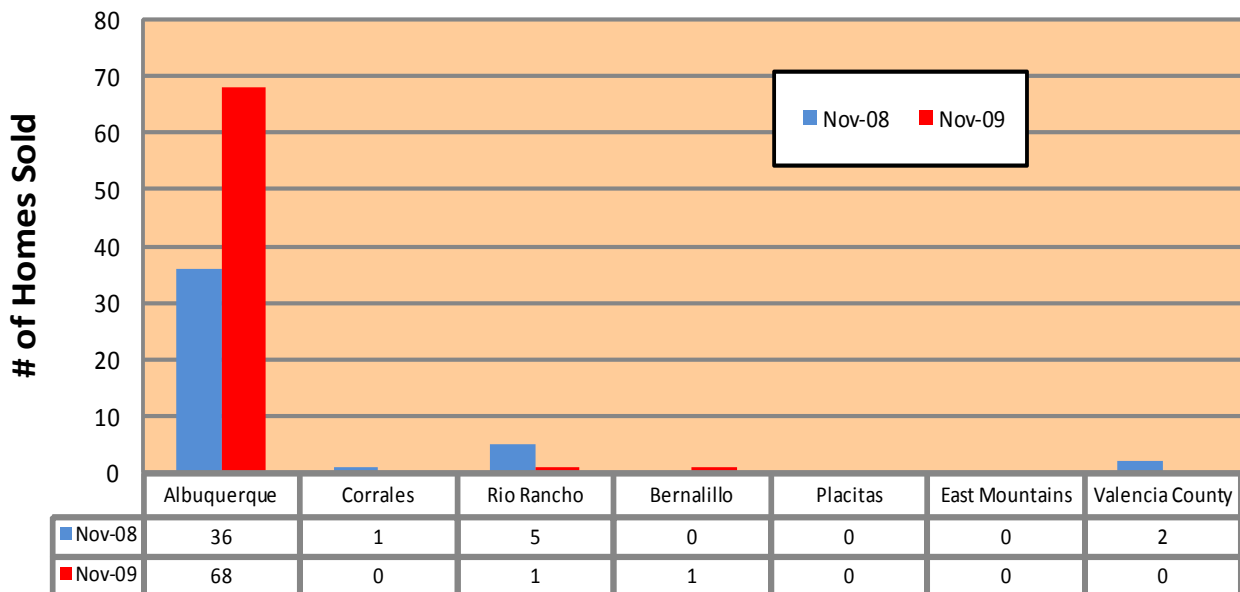
November 2008 & 2009 Detached Sales



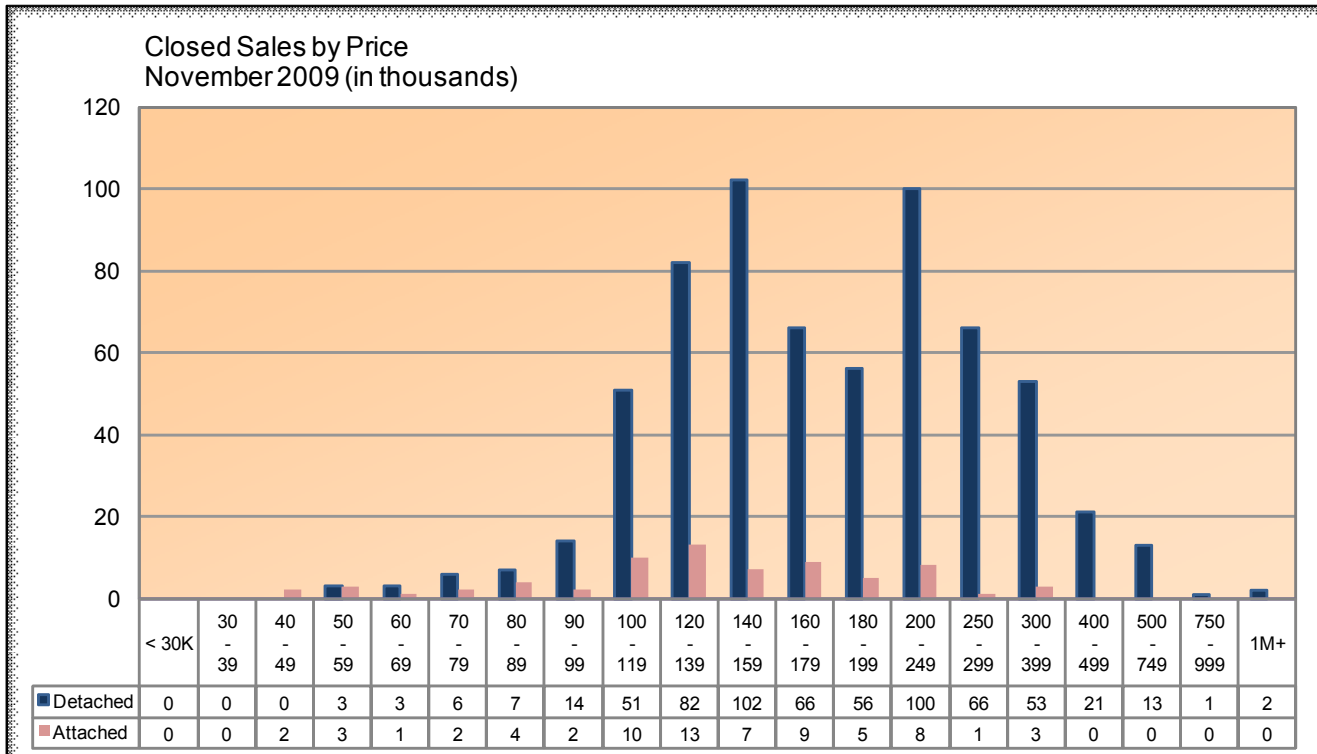
SWMLS Market Areas

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

November 2008 & 2009 Attached Sales



Closed Sales by Price



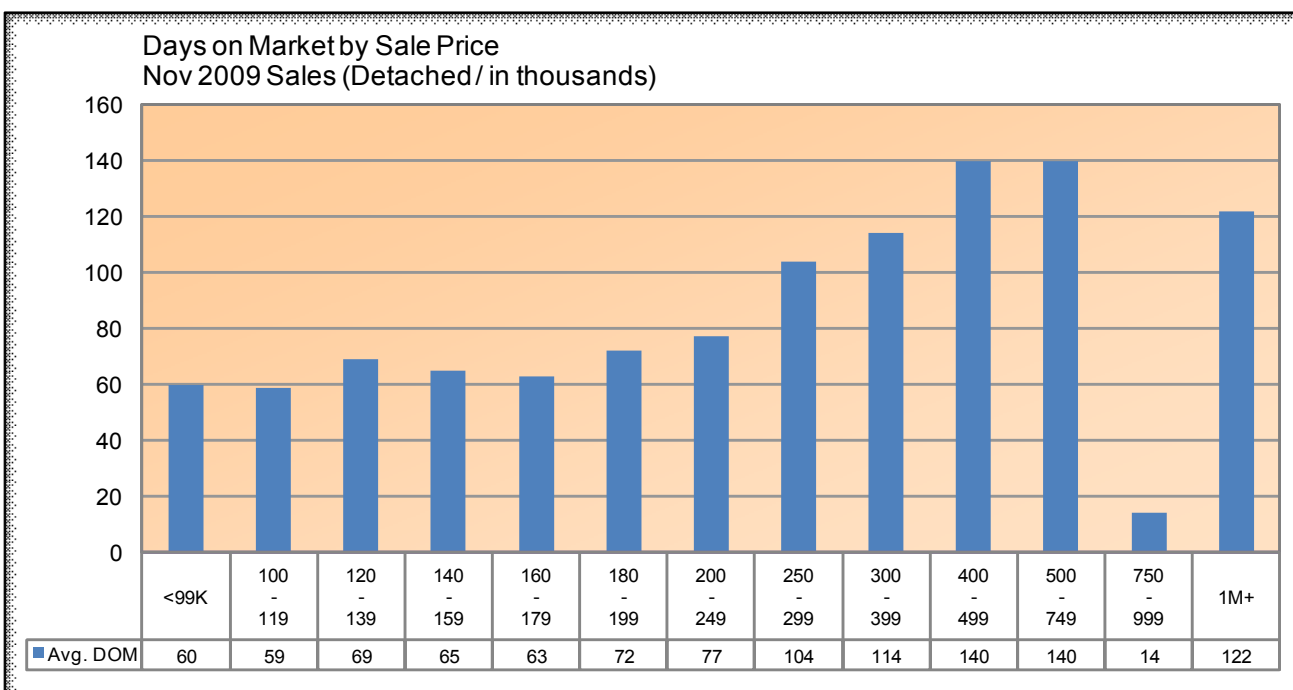
Top Selling Price Range for Detached Homes

\$140,000 - \$159,000

Top Selling Price Range for Attached Homes

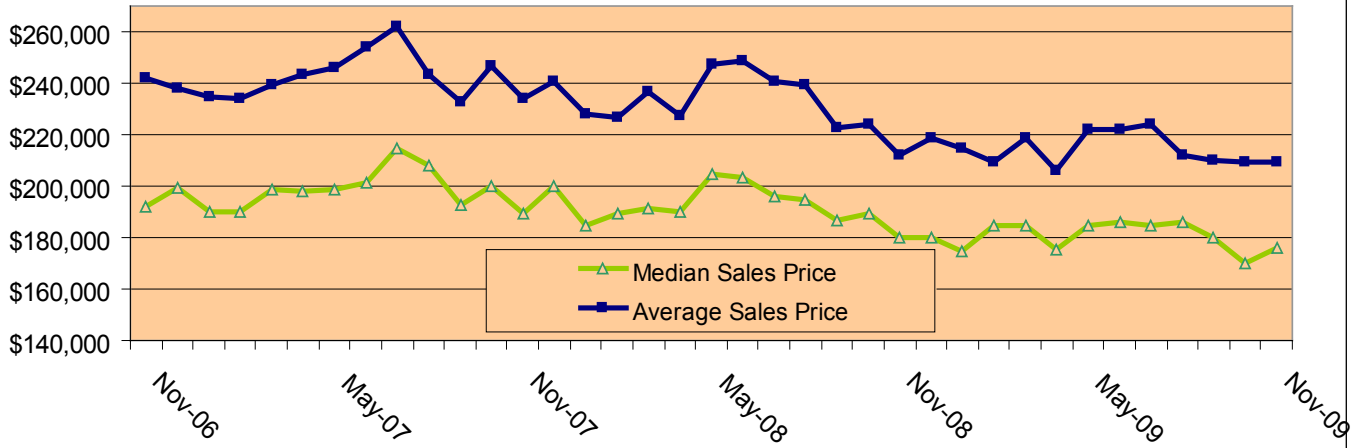
\$120,000 - \$139,000

Days on Market by Sale Price



Home Sales Prices

Single-family, detached home sales price
Nov 2006 - Nov 2009



Median Sales Price for Detached Homes

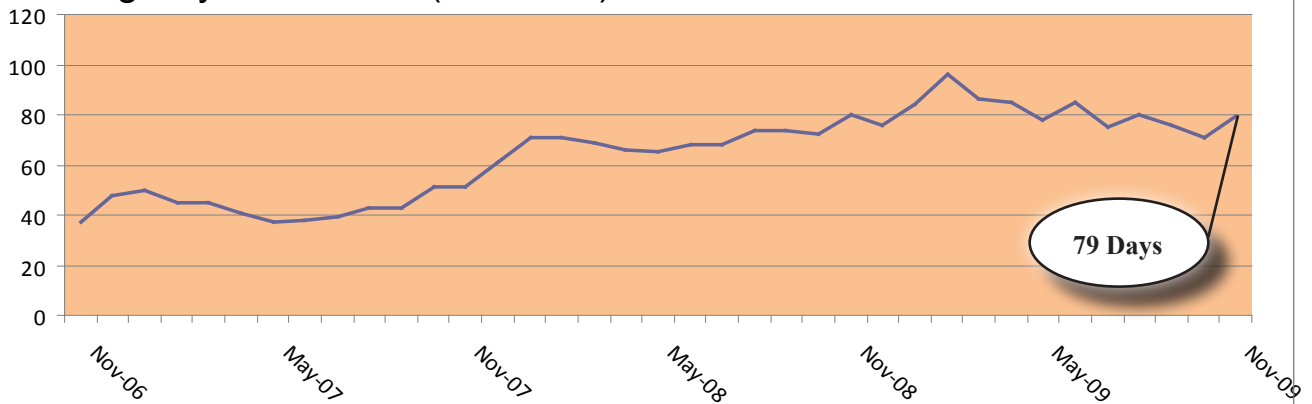
\$175,750

Average Sales Price for Detached Homes

\$209,243

Days on Market

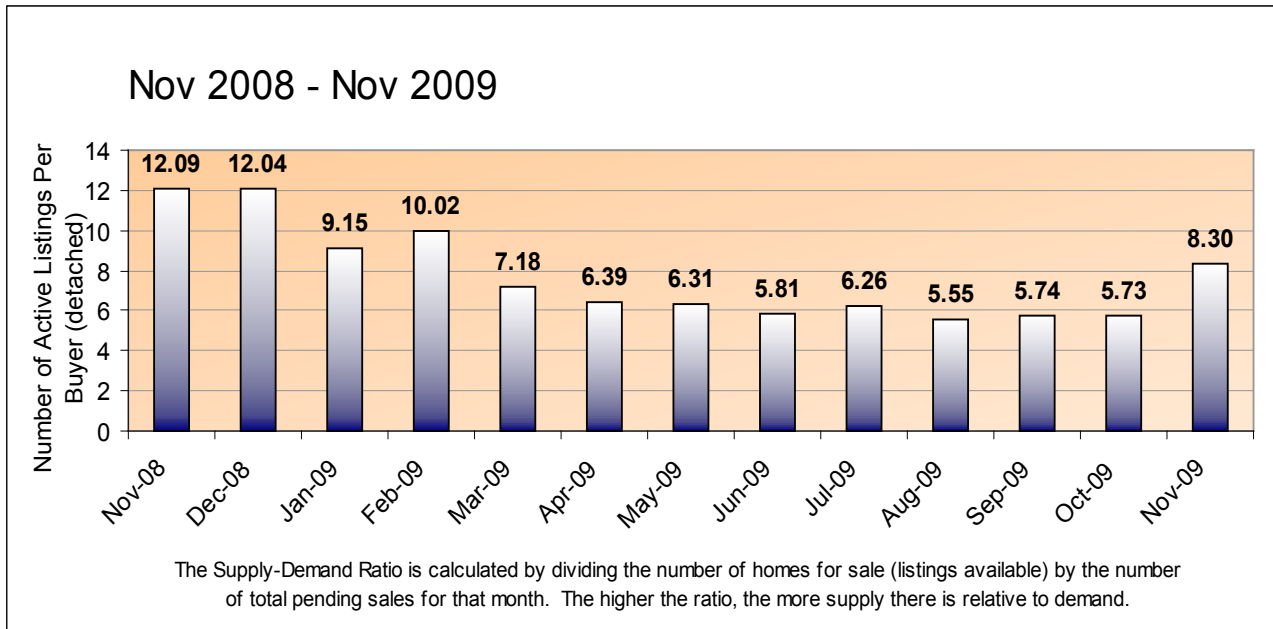
Avg Days on Market (detached)



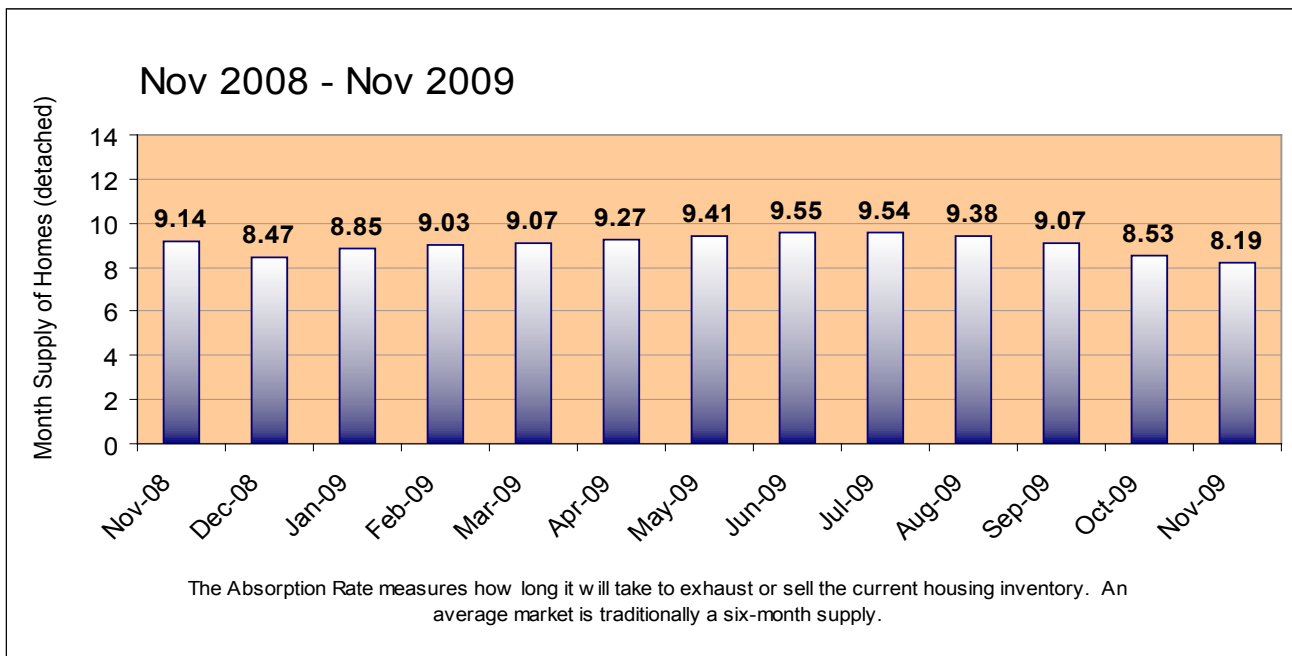
The Days on Market is determined by calculating the total days listed as active on the market until contract or pending.

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

Supply-Demand Ratio



Absorption Rate



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

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	Oct	1,264	1,411	-10.42%	164	160	2.50%	15,970	19,123	-16.49%
	Nov	1,093	1,121	-2.50%	120	103	16.50%	17,183	20,347	-15.55%
	Dec		917			133			21,397	
Pending Sales	Oct	900	575	56.52%	107	60	78.33%	9,057	8,828	2.59%
	Nov	595	493	20.69%	56	56	0.00%	9,708	9,377	3.53%
	Dec		477			42			9,896	
Closed Sales	Oct	731	511	43.05%	86	59	45.76%	6,252	6,725	-7.03%
	Nov	646	411	57.18%	70	44	59.09%	6,968	7,180	-2.95%
	Dec		412			52			7,644	
Dollar Volume of Closed Sales (in millions)	Oct	\$153.2	\$114.6	33.68%	\$13.1	\$9.9	32.32%	\$1,305.4	\$1,532.1	-14.80%
	Nov	\$135.2	\$87.2	55.05%	\$10.3	\$7.1	45.07%	\$1,450.9	\$1,626.4	-10.79%
	Dec		\$90.1			\$8.7			\$1,725.2	
Median Sales Price	Oct	\$170,000	\$189,417	-10.25%	\$142,000	\$160,000	-11.25%			
	Nov	\$175,750	\$180,000	-2.36%	\$139,450	\$149,200	-6.53%			
	Dec		\$179,900			\$164,000				
Average Sales Price	Oct	\$209,614	\$224,270	-6.53%	\$151,745	\$168,432	-9.91%			
	Nov	\$209,243	\$212,088	-1.34%	\$147,631	\$160,497	-8.02%			
	Dec		\$218,633			\$166,349				
Total Active Listings Available	Oct	4,938	5,962	-17.18%	590	655	-9.92%			
	Nov	4,834	5,744	-15.84%	579	605	-4.30%			
	Dec		5,222			599				
Average Days on Market	Oct	71	72	-1.39%	75	53	41.51%			
	Nov	79	80	-1.25%	76	85	-10.59%			
	Dec		76			89				

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

Market Snapshot - Albuquerque & Rio Rancho

City of Albuquerque		Rio Rancho						
	(DET) 2009	(DET) 2008	Percent Change		(DET) 2009	(DET) 2008	Percent Change	
New Listings	Oct	833	938	-11.19%	Oct	199	233	-14.59%
	Nov	742	727	2.06%	Nov	171	200	-14.50%
	Dec		573		Dec		185	
Pending Sales	Oct	595	402	48.01%	Oct	158	89	77.53%
	Nov	403	346	16.47%	Nov	109	85	28.24%
	Dec		324		Dec		83	
Closed Sales	Oct	506	371	36.39%	Oct	128	74	72.97%
	Nov	444	293	51.54%	Nov	114	74	54.05%
	Dec		295		Dec		65	
Median Sales Price	Oct	\$173,200	\$190,000	-8.84%	Oct	\$165,000	\$169,000	-2.37%
	Nov	\$175,000	\$180,000	-2.78%	Nov	\$164,950	\$177,450	-7.04%
	Dec		\$180,000		Dec		\$175,000	
Average Sales Price	Oct	\$210,137	\$217,924	-3.57%	Oct	\$183,598	\$185,682	-1.12%
	Nov	\$210,044	\$212,557	-1.18%	Nov	\$190,612	\$201,630	-5.46%
	Dec		\$221,119		Dec		\$197,182	
Total Active	Oct	2,967	3,611	-17.83%	Oct	757	1,007	-24.83%
	Nov	2,926	3,462	-15.48%	Nov	755	1,002	-24.65%
	Dec		3,104		Dec		935	
Average Days on Market	Oct	63	69	-8.70%	Oct	82	71	15.49%
	Nov	74	76	-2.63%	Nov	76	82	-7.32%
	Dec		76		Dec		73	

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East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin			Valencia County				
	(DET) 2009	(DET) 2008	Percent Change		(DET) 2009	(DET) 2008	Percent Change
New Listings	Oct	72	N/A		Oct	N/A	-
	Nov	58	N/A		Nov	N/A	-
	Dec		N/A		Dec	N/A	-
Pending Sales	Oct	49	N/A		Oct	N/A	-
	Nov	31	N/A		Nov	N/A	-
	Dec		N/A		Dec	N/A	-
Closed Sales	Oct	40	35	14.29%	Oct	19	110.53%
	Nov	28	13	115.38%	Nov	26	61.54%
	Dec		21	-	Dec	23	-
Median Sales Price	Oct	\$205,100	N/A		Oct	N/A	-
	Nov	\$252,325	N/A		Nov	N/A	-
	Dec		N/A		Dec	N/A	-
Average Sales Price	Oct	\$241,041	N/A		Oct	N/A	-
	Nov	\$241,751	N/A		Nov	N/A	-
	Dec		N/A		Dec	N/A	-
Total Active	Oct	431	N/A		Oct	N/A	-
	Nov	407	N/A		Nov	N/A	-
	Dec		N/A		Dec	N/A	-
Average Days on Market	Oct	115	N/A		Oct	N/A	-
	Nov	117	N/A		Nov	N/A	-
	Dec		N/A		Dec	N/A	-

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