



www.gaar.com

Monthly Highlights

- Pending sales for detached single-family homes in the month of October were at 655, down less than 1 percent from the previous month.
- The median sale price for single-family detached homes saw a year-over-year increase for the 2nd consecutive month.
- New homes entering the market for sale saw a 6.72 percent decrease from the previous year, while the current inventory of homes for sale rose 11 percent from the same period.

Table of Contents

Market Inventory.....	2
Market Activity.....	3
Home Sales by Area.....	4
Closed Sales by Price.....	5-6
Supply-Demand/Absorption Rate.....	7
Home Sales Prices.....	8
Market Overview.....	9
Market Comparisons.....	10-11
Area Sales Color Maps.....	12-15



Contact

Mark Pando, 2010 GAAR President

Phone 505-249-0188

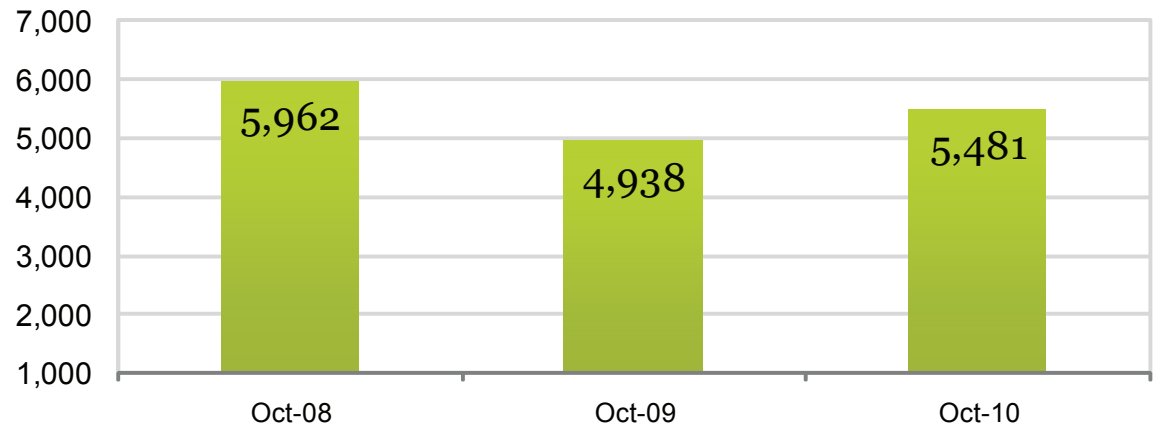
Email mark@gaar.com

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	5,723
July	6,402	5,476	5,803
August	6,381	5,299	5,759
September	6,181	5,156	5,759
October	5,962	4,938	5,481
November	5,744	4,834	
December	5,222	4,630	

Detached homes on market

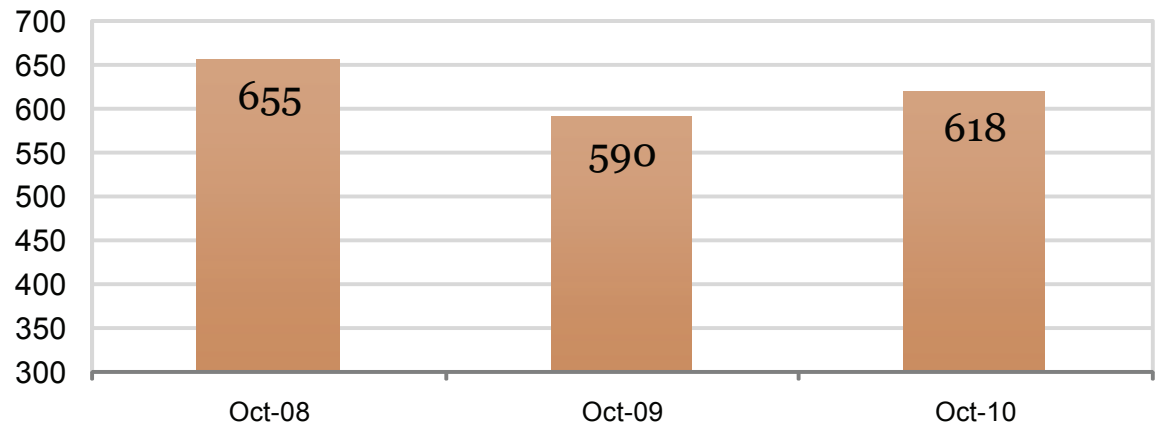


Detached represents existing single-family detached homes

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	623
July	680	652	668
August	684	603	649
September	675	598	617
October	655	590	618
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

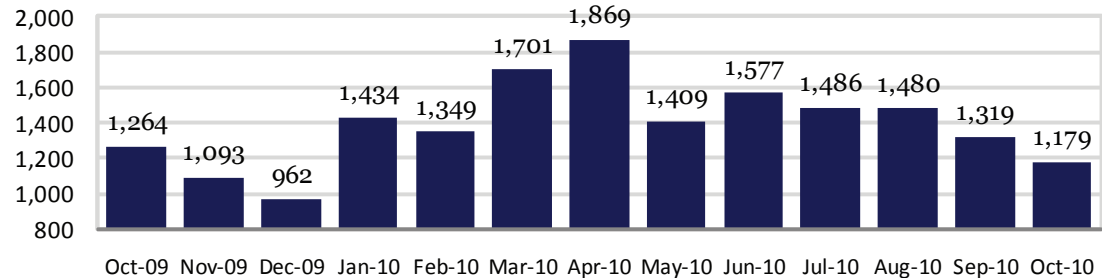
Month	New	Pending	Closed
Oct-09	1,264	900	731
Nov-09	1,093	595	646
Dec-09	962	476	543
Jan-10	1,434	740	349
Feb-10	1,349	779	380
Mar-10	1,701	1,077	634
Apr-10	1,869	1,271	678
May-10	1,409	678	731
Jun-10	1,577	729	723
Jul-10	1,486	752	557
Aug-10	1,480	768	511
Sep-10	1,319	657	479
Oct-10	1,179	655	456

Change from last month/year

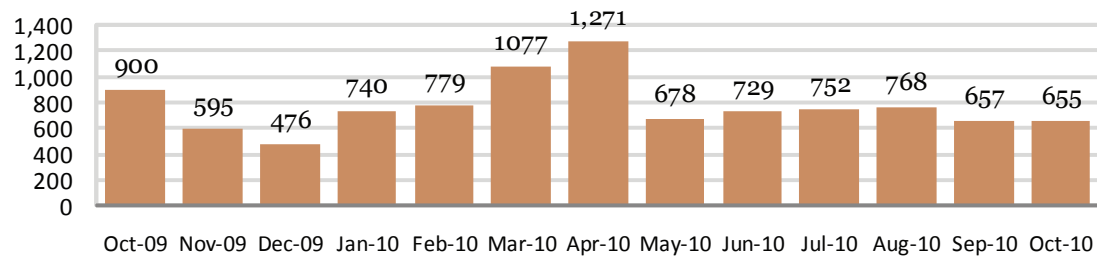
	Oct-10	Sep-10	Oct-09
New	1,179	1,319	1,264
% Change	-	-10.61%	-6.72%
Pending	655	657	900
% Change	-	-0.30%	-27.22%
Closed	456	479	731
% Change	-	-4.80%	-37.62%

Data is for single-family detached homes

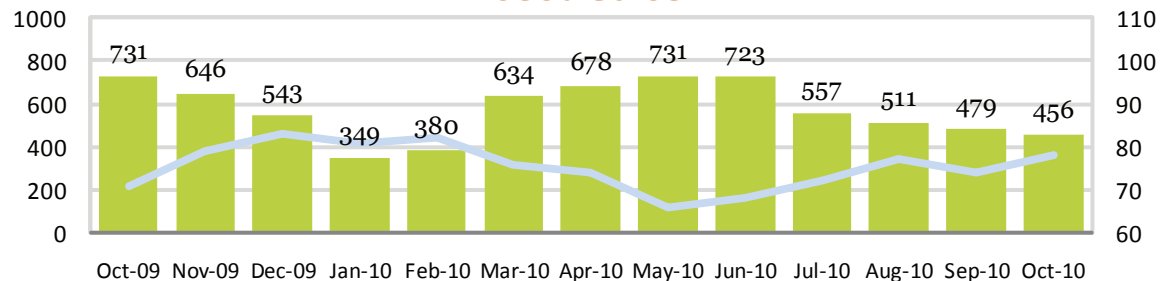
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for Oct. 2010 detached sales was 78.

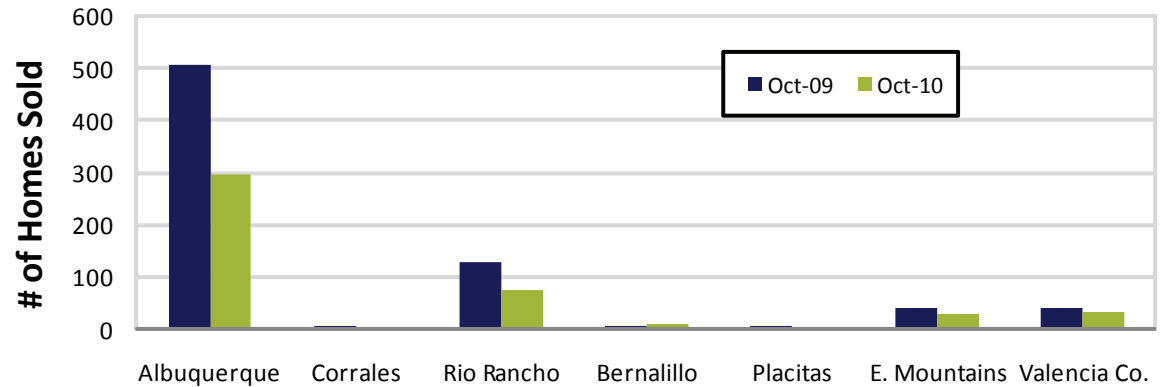
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Oct-09	Oct-10
10-121	Albuquerque	506	298
130	Corrales	7	4
140-162	Rio Rancho	128	75
180	Bernalillo	5	10
190	Placitas	5	4
210-293	E. Mountains	40	31
690-760	Valencia Co.	40	34
Total	All	731	456

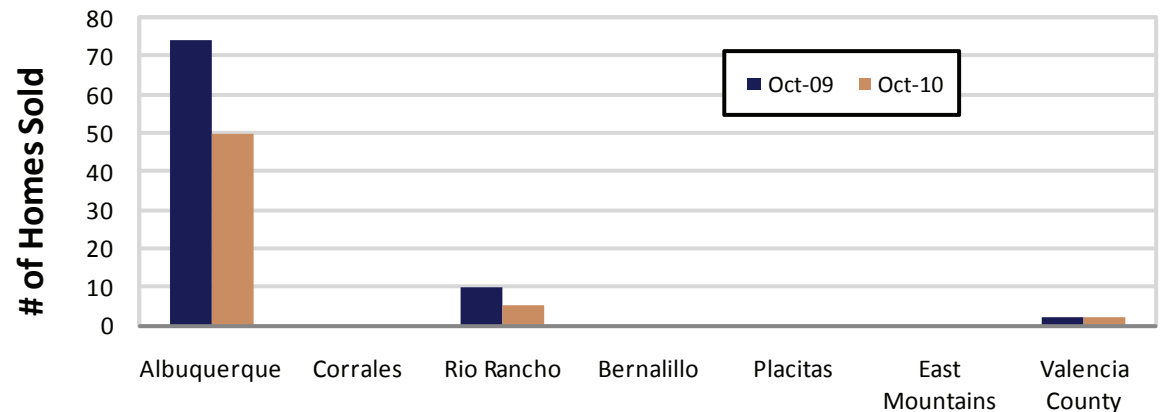
Oct. 2009 & 2010 Detached Sales



Condo/townhome (attached) sales

MLS Area	Area Name	Oct-09	Oct-10
10-121	Albuquerque	74	50
130	Corrales	0	0
140-162	Rio Rancho	10	5
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	2	2
Total	All	86	57

Oct. 2009 & 2010 Attached Sales

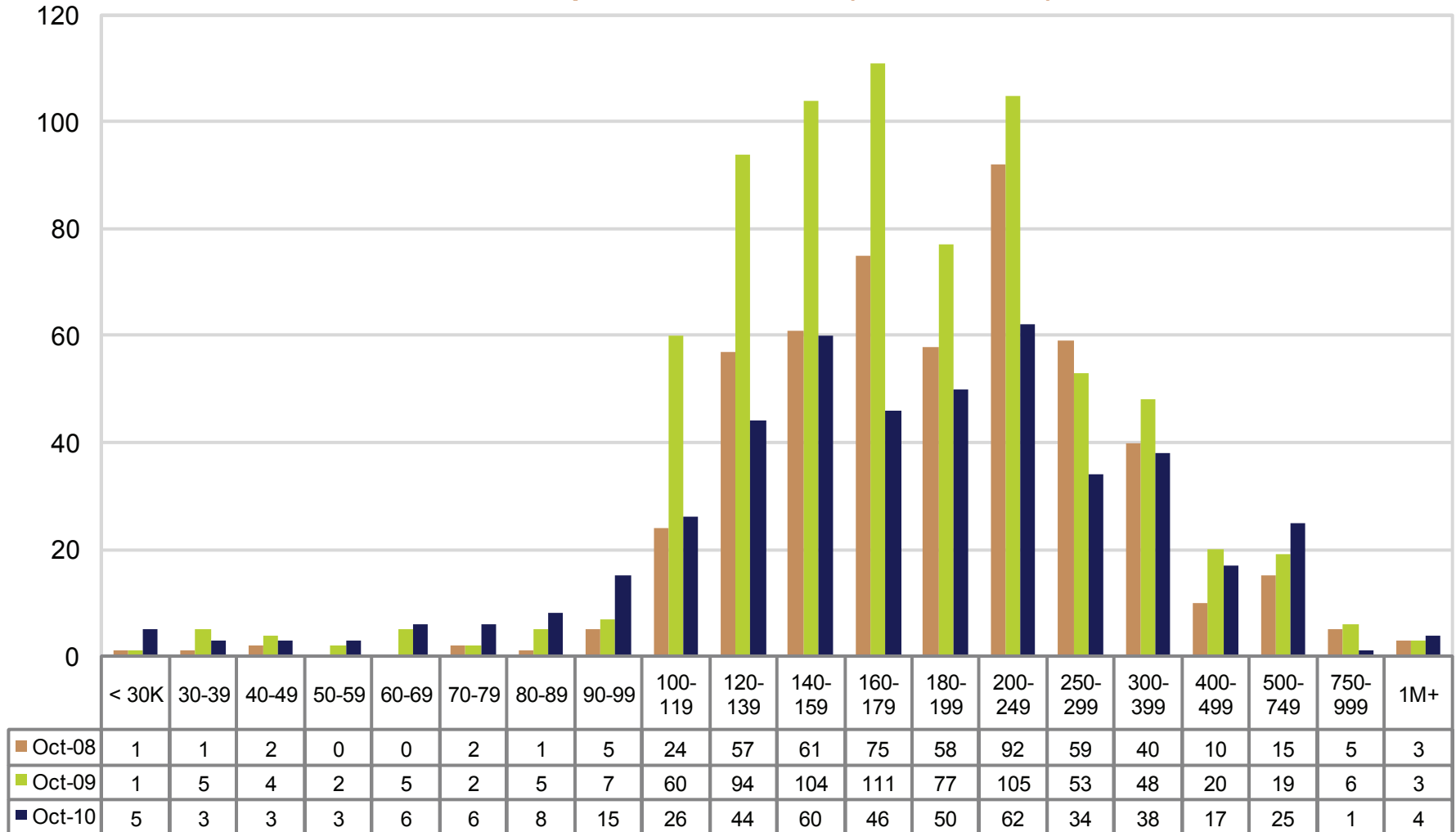


MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
September historical (in thousands)



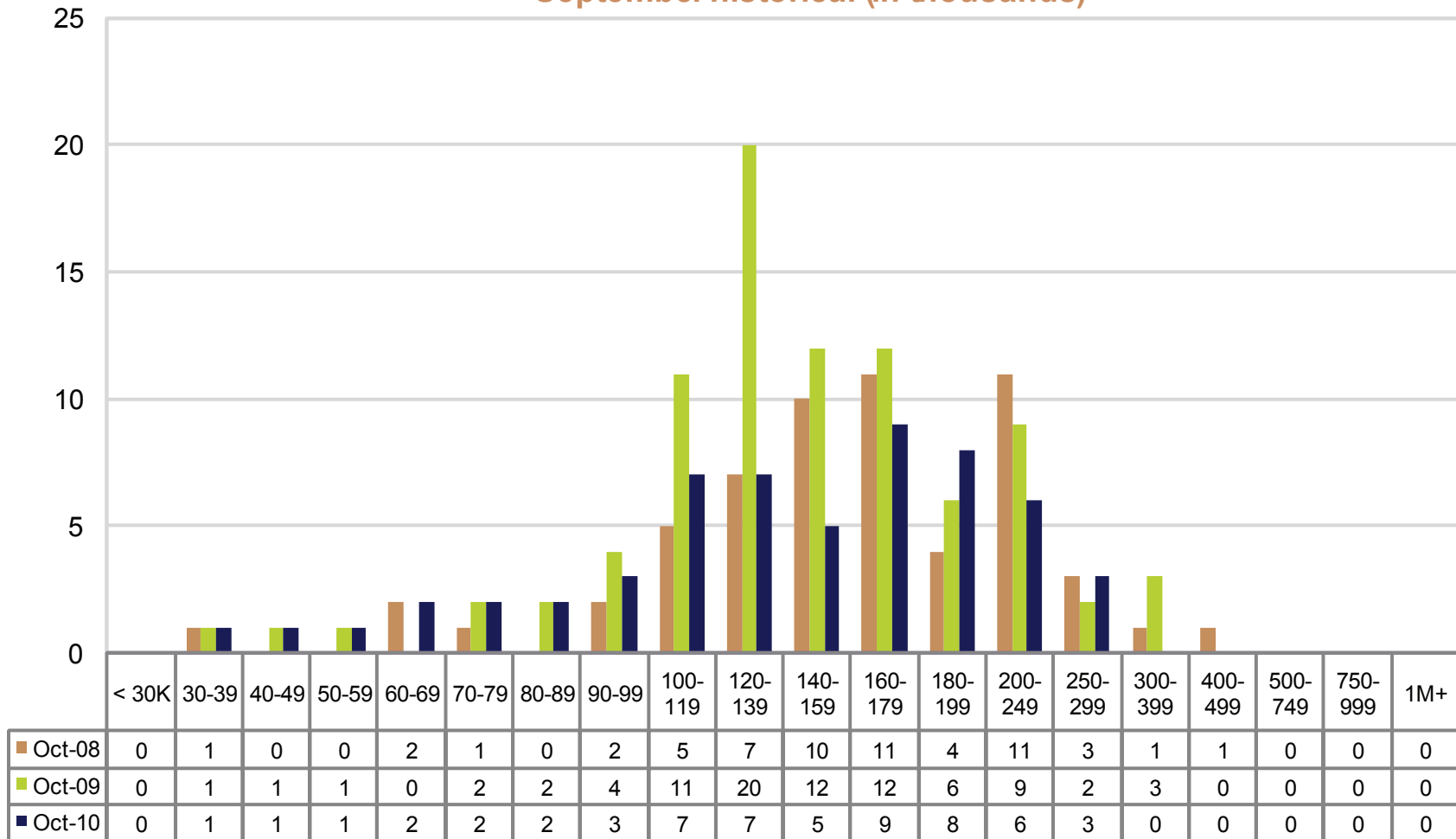
Top Selling Price Range for Detached Homes (for October 2010)

\$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
September historical (in thousands)



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

\$160,000 - \$179,999

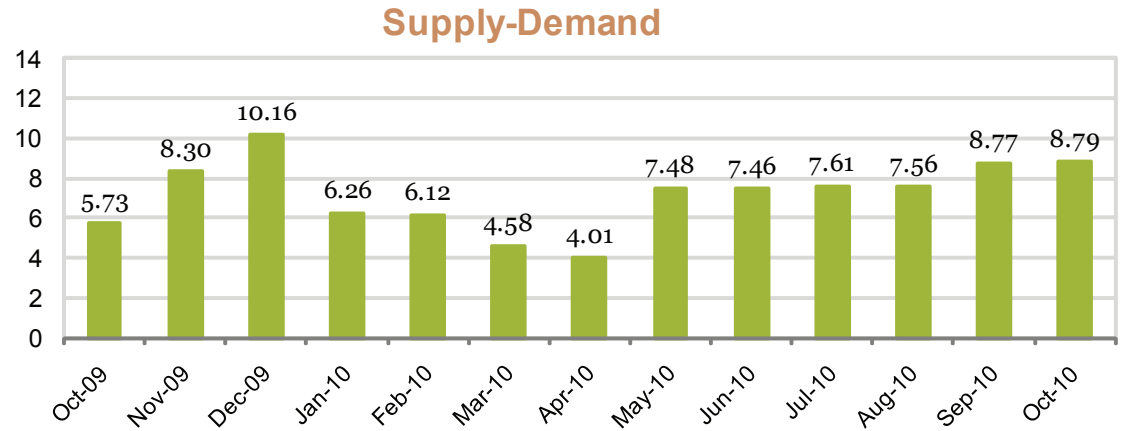
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

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	7.46
July	7.38	6.26	7.61
August	8.85	5.55	7.56
September	9.04	5.74	8.77
October	10.75	5.73	8.79
November	12.09	8.30	
December	12.04	10.16	

Number of Active Listings Per Buyer (detached)

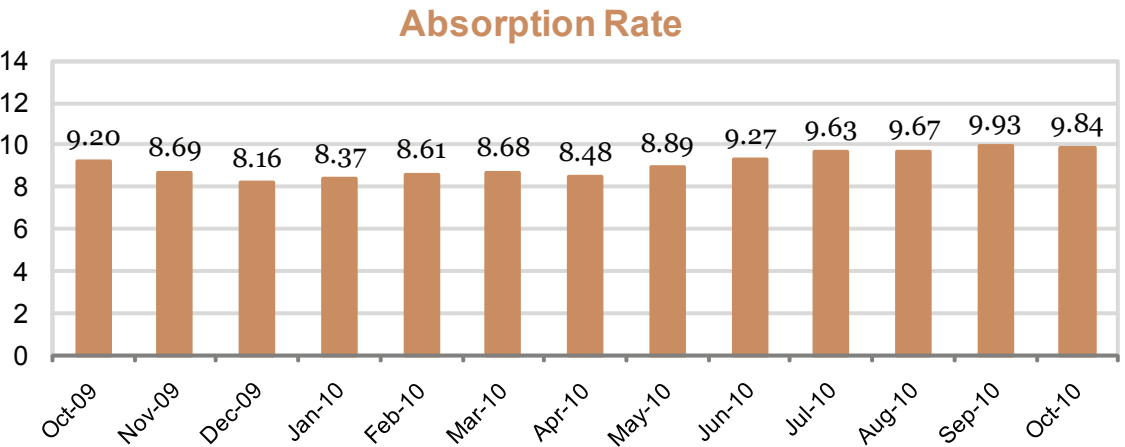


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

Absorption Rate

Year	2008	2009	2010
January	7.09	9.38	8.37
February	7.34	9.76	8.61
March	7.95	9.94	8.68
April	8.35	10.21	8.48
May	9.14	10.43	8.89
June	9.74	10.69	9.27
July	10.07	10.63	9.63
August	10.33	10.32	9.67
September	10.16	9.95	9.93
October	10.04	9.20	9.84
November	9.87	8.69	
December	9.11	8.16	

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.

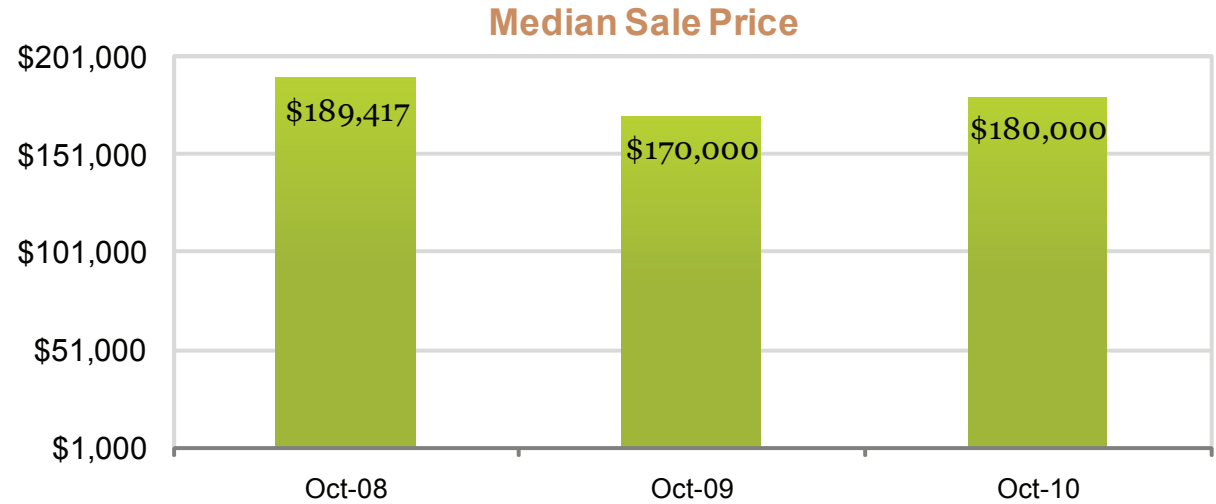
Data is for single-family detached homes

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

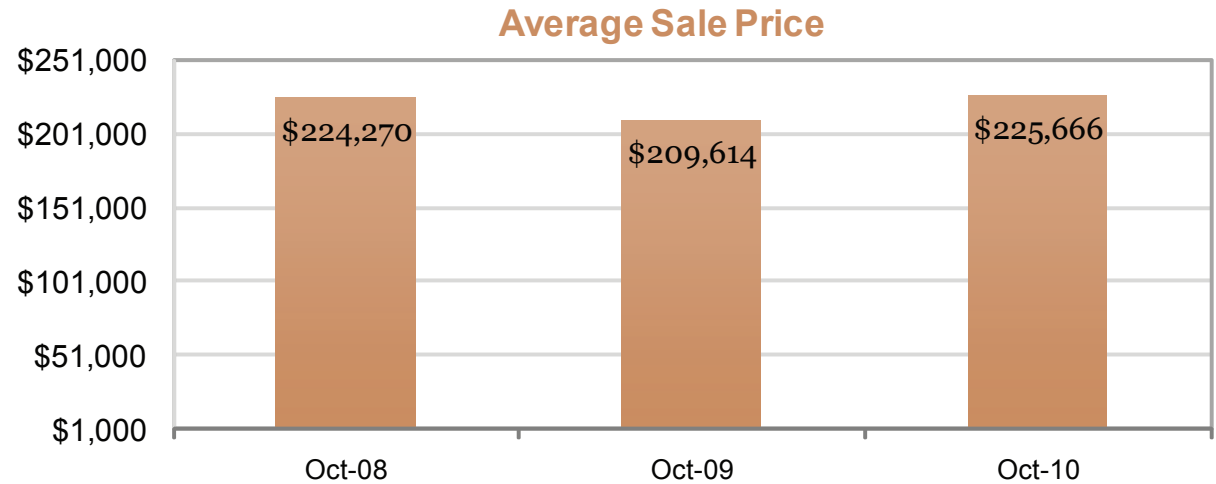
Median Sale Price

Year	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	\$181,000
July	\$196,000	\$185,000	\$186,000
August	\$195,000	\$186,000	\$182,500
September	\$186,750	\$179,900	\$183,000
October	\$189,417	\$170,000	\$180,000
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	\$219,723
July	\$240,986	\$224,271	\$230,213
August	\$239,018	\$211,969	\$221,379
September	\$222,947	\$209,987	\$217,677
October	\$224,270	\$209,614	\$225,666
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	Oct	1,179	1,264	-6.72%	137	164	-16.46%	16,432	15,970	2.89%
	Nov		1,093			120			17,183	
	Dec		962			91			18,236	
Pending Sales	Oct	655	900	-27.22%	61	107	-42.99%	8,920	9,057	-1.51%
	Nov		595			56			9,708	
	Dec		476			60			10,244	
Closed Sales	Oct	456	731	-37.62%	57	86	-33.72%	6,108	6,252	-2.30%
	Nov		646			70			6,968	
	Dec		543			49			7,560	
Dollar Volume of Closed Sales (in millions)	Oct	\$102.9	\$153.2	-32.83%	\$8.5	\$13.1	-35.11%	\$1,275.0	\$1,305.4	-2.33%
	Nov		\$135.2			\$10.3			\$1,450.9	
	Dec		\$117.7			\$7.5			\$1,576.1	
Median Sales Price	Oct	\$180,000	\$170,000	5.88%	\$148,000	\$142,000	4.23%			
	Nov		\$175,750			\$139,450		--	--	--
	Dec		\$175,875			\$141,000				
Average Sales Price	Oct	\$225,666	\$209,614	7.66%	\$149,574	\$151,745	-1.43%			
	Nov		\$209,243			\$147,631		--	--	--
	Dec		\$216,687			\$153,219				
Total Active Listings Available	Oct	5,481	4,938	11.00%	618	590	4.75%			
	Nov		4,834			579		--	--	--
	Dec		4,630			546				
Average Days on Market	Oct	78	71	9.86%	76	75	1.33%			
	Nov		79			76		--	--	--
	Dec		83			78				

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) 2010	(DET) 2009	Percent Change	City of Rio Rancho		(DET) 2010	(DET) 2009	Percent Change
New Listings	Oct	785	833	-5.76%	New Listings	Oct	178	199	-10.55%
	Nov		742			Nov		171	
	Dec		618			Dec		189	
Pending Sales	Oct	461	595	-22.52%	Pending Sales	Oct	105	158	-33.54%
	Nov		403			Nov		109	
	Dec		333			Dec		82	
Closed Sales	Oct	298	506	-41.11%	Closed Sales	Oct	75	128	-41.41%
	Nov		444			Nov		114	
	Dec		346			Dec		101	
Median Sales Price	Oct	\$182,633	\$173,200	5.45%	Median Sales Price	Oct	\$189,000	\$165,000	14.55%
	Nov		\$175,000			Nov		\$164,950	
	Dec		\$180,000			Dec		\$169,000	
Average Sales Price	Oct	\$235,302	\$210,137	11.98%	Average Sales Price	Oct	\$208,037	\$183,598	13.31%
	Nov		\$210,044			Nov		\$190,612	
	Dec		\$219,945			Dec		\$193,970	
Total Active	Oct	3,386	2,967	14.12%	Total Active	Oct	869	757	14.80%
	Nov		2,926			Nov		755	
	Dec		2,805			Dec		747	
Average Days on Market	Oct	78	63	23.81%	Average Days on Market	Oct	71	82	-13.41%
	Nov		74			Nov		76	
	Dec		79			Dec		78	

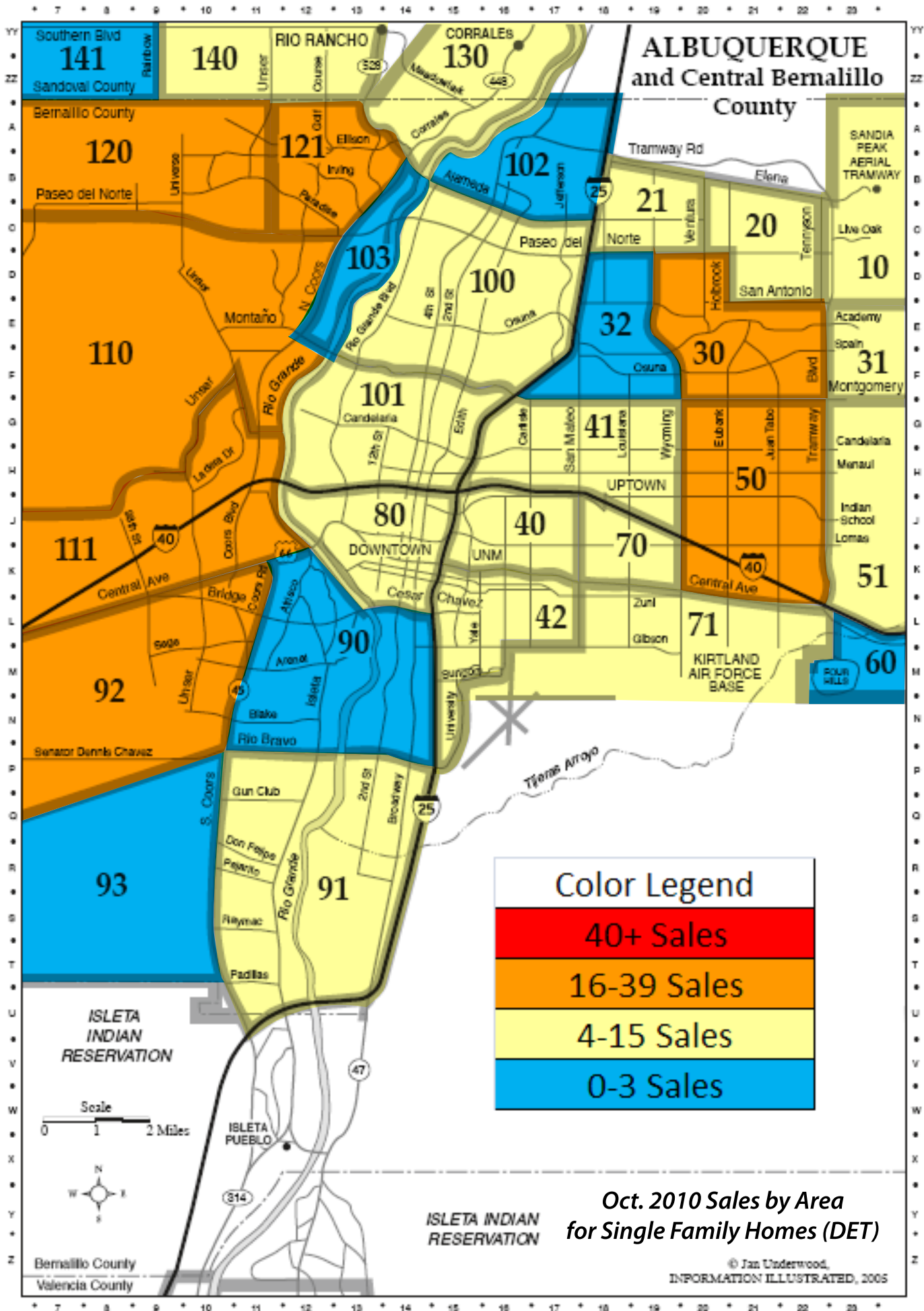
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

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	Oct	67	72	-6.94%	New Listings	Oct	90	105	-14.29%
	Nov		58	-		Nov		85	-
	Dec		41	-		Dec		69	-
Pending Sales	Oct	33	49	-32.65%	Pending Sales	Oct	33	72	-54.17%
	Nov		31	-		Nov		36	-
	Dec		18	-		Dec		33	-
Closed Sales	Oct	31	40	-22.50%	Closed Sales	Oct	34	40	-15.00%
	Nov		28	-		Nov		42	-
	Dec		28	-		Dec		46	-
Median Sales Price	Oct	\$176,000	\$205,100	-14.19%	Median Sales Price	Oct	\$128,700	\$145,710	-11.67%
	Nov		\$252,325	-		Nov		\$142,500	-
	Dec		\$195,000	-		Dec		\$136,450	-
Average Sales Price	Oct	\$205,635	\$241,041	-14.69%	Average Sales Price	Oct	\$140,734	\$148,460	-5.20%
	Nov		\$241,751	-		Nov		\$165,540	-
	Dec		\$209,850	-		Dec		\$144,110	-
Total Active	Oct	447	431	3.71%	Total Active	Oct	494	472	4.66%
	Nov		407	-		Nov		469	-
	Dec		364	-		Dec		457	-
Average Days on Market	Oct	91	115	-20.87%	Average Days on Market	Oct	71	95	-25.26%
	Nov		117	-		Nov		74	-
	Dec		117	-		Dec		81	-

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
CORRALES **130**

ALBUQUERQUE and Central Bernalillo County

Bernalillo County
120
Paseo del Norte

121 Ellison Irving Paradise

102 Avameda Juniper

Tramway Rd Elena
21 Verifura
20 Tennyson

110 Unsaer Montañio

103 Rio Grande Blvd
100 4th St 2nd St Osuna

32 Paseo del Norte

10 Live Oak
30 San Antonio
31 Academy Spain Montgomery

111 La Osa Dr

101 Candelaria 12th St Edith

41 San Mateo
40 UPTOWN UNM
70 Wyoming

50 Hobbrook
51 Eubank Juan Tabo
31 Blud

92 Senator Dennis Chavez

80 DOWNTOWN
90 Aronal Blake Rio Bravo

42 Cesar Chavez Yale
71 Zuni Gibson

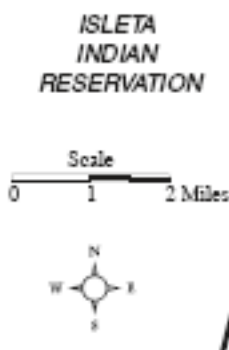
50 KIRTLAND AIR FORCE BASE
60 FOUR WILLS

93 S. Coors

91 Gun Club 2nd St Broadway
Don Felipe Pajarito Raymac Padillas

45 Rio Grande

60 Tierras Arroyo

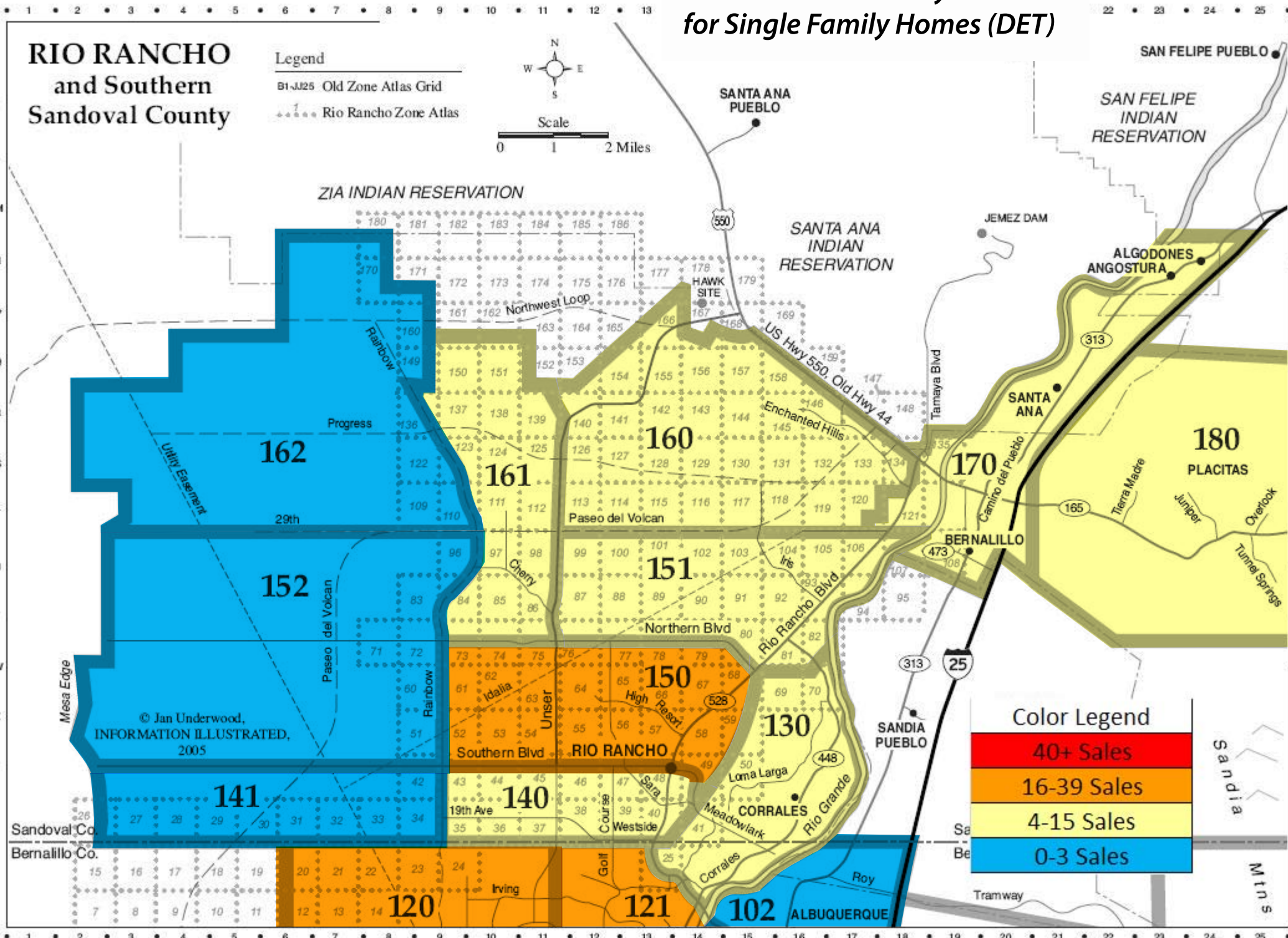


ISLETA INDIAN RESERVATION

Oct. 2010 Sales by Area for Single Family Homes (DET)

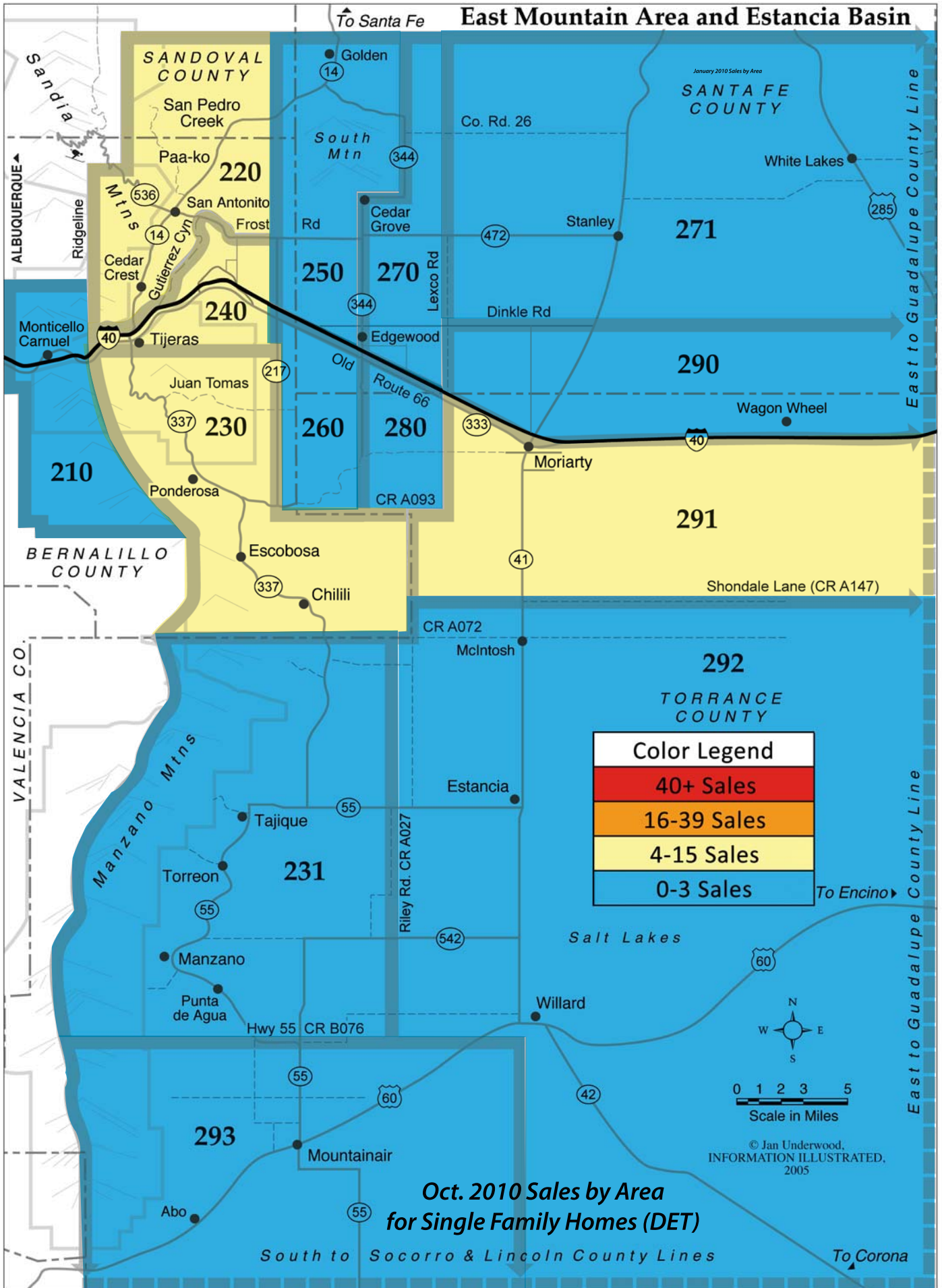
© Jan Underwood, INFORMATION ILLUSTRATED, 2005

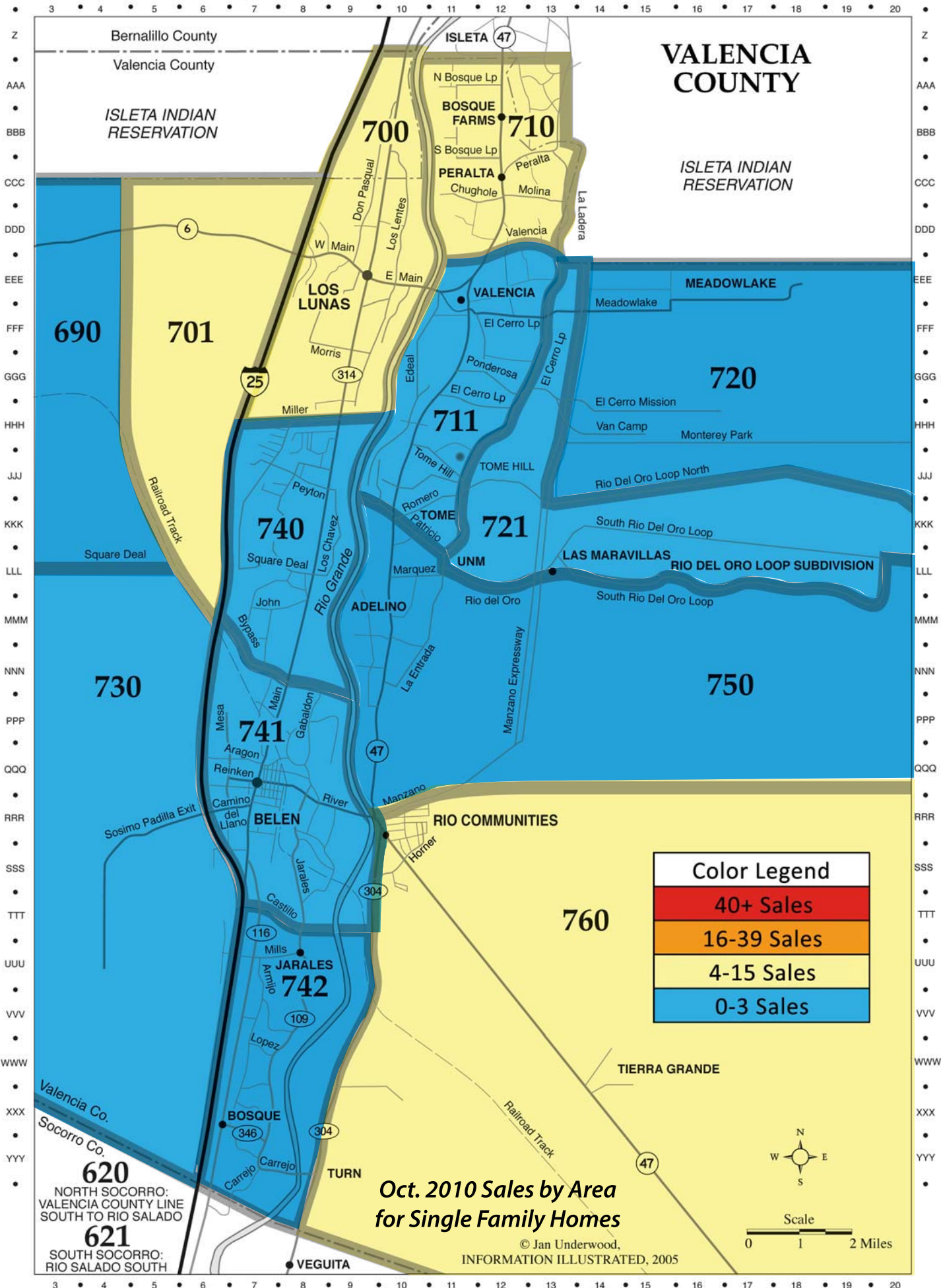
Oct. 2010 Sales by Area for Single Family Homes (DET)



East Mountain Area and Estancia Basin

January 2010 Sales by Area





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

6

25

314

720

711

721

740

Square Deal

730

741

ADELINO

750

760

Sosimo Padilla Exit

Camino del Llano

BELEN

RIO COMMUNITIES

Mills

JARALES 742

BOSQUE

TIERRA GRANDE

Valencia Co.

Socorro Co.

620

NORTH SOCORRO: VALENCIA COUNTY LINE SOUTH TO RIO SALADO

621

SOUTH SOCORRO: RIO SALADO SOUTH

TURN

Oct. 2010 Sales by Area for Single Family Homes

© Jan Underwood, INFORMATION ILLUSTRATED, 2005

