

# Monthly Market Report

Feb 2012



<p><b>Active Listings</b></p> <p>Detached: 3,668 Attached: 421</p> <p>One year ago Detached: 4,823 Attached: 511</p> <p>% Change (Detached) <b>-23.95%</b></p>	<p><b>Pending Sales</b></p> <p>Detached: 928 Attached: 85</p> <p>One year ago Detached: 703 Attached: 63</p> <p>% Change (Detached) <b>+32.01%</b></p>	<p><b>Closed Sales</b></p> <p>Detached: 506 Attached: 47</p> <p>One year ago Detached: 410 Attached: 40</p> <p>% Change (Detached) <b>+23.41%</b></p>	<p><b>Average Sale \$</b></p> <p>Detached: \$195,165 Attached: \$122,902</p> <p>One year ago Detached: \$220,299 Attached: \$147,514</p> <p>% Change (Detached) <b>-11.41%</b></p>
<p><b>New Listings</b></p> <p>Detached: 978 Attached: 120</p> <p>One year ago Detached: 1,118 Attached: 115</p> <p>% Change (Detached) <b>-12.52%</b></p>	<p><b>Days on Market (average)</b></p> <p>Detached: 87 Attached: 113</p> <p>One year ago Detached: 89 Attached: 94</p> <p>% Change (Detached) <b>-2.25%</b></p>	<p><b>Sales Volume (in millions)</b></p> <p>Detached: \$98.8 Attached: \$5.8</p> <p>One year ago Detached: \$90.3 Attached: \$5.9</p> <p>% Change (Detached) <b>+9.41%</b></p>	<p><b>Median Sale \$</b></p> <p>Detached: \$161,500 Attached: \$113,000</p> <p>One year ago Detached: \$171,750 Attached: \$141,250</p> <p>% Change (Detached) <b>-5.97%</b></p>

### Closed Sales By Market Area for February only

MLS Area	City/County	2010	2011	2012	% Change (from 2011)
Areas 10-121	Albuquerque	259	293	344	+17.41%
Area 130	Corrales	4	7	6	-14.29%
Areas 140-162	Rio Rancho	70	60	87	+45.00%
Area 170	Bernalillo	3	5	10	+100.00%
Area 180	Placitas	3	2	8	+300.00%
Areas 210-293	East Mtns./Estancia	14	18	15	-16.67%
Areas 690-760	Valencia County	27	25	36	+44.00%



SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed. The SWMLS market areas include: City of Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County. The green sheet contains the same information reported on the full monthly report.