

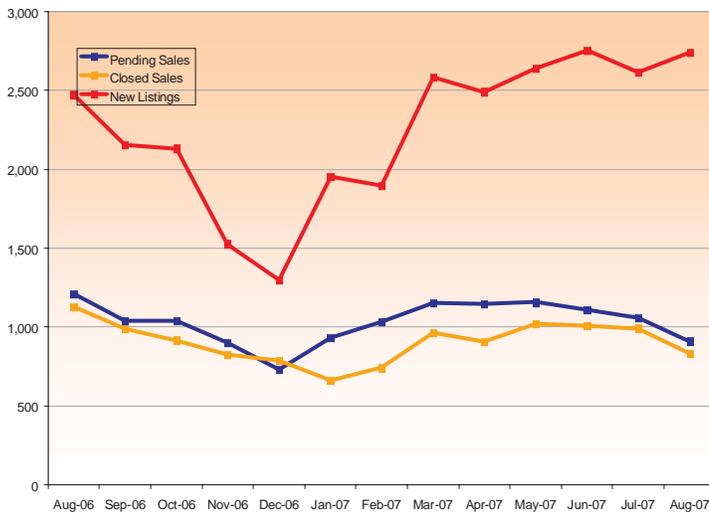
# August 2007 MLS Month In Review

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“Resale home prices continue to increase with a 5.85% increase in Median Sales Price and a 1.33% increase in Average Sales Price over August of 2006. Increases in the Median and Average home sales prices have started to level off with the typical seasonal declines. We’ve seen a 13.87% decrease in sales year to date versus this same time last year.” said Scott Dean, Chairman of the Albuquerque Metropolitan Board of REALTORS.

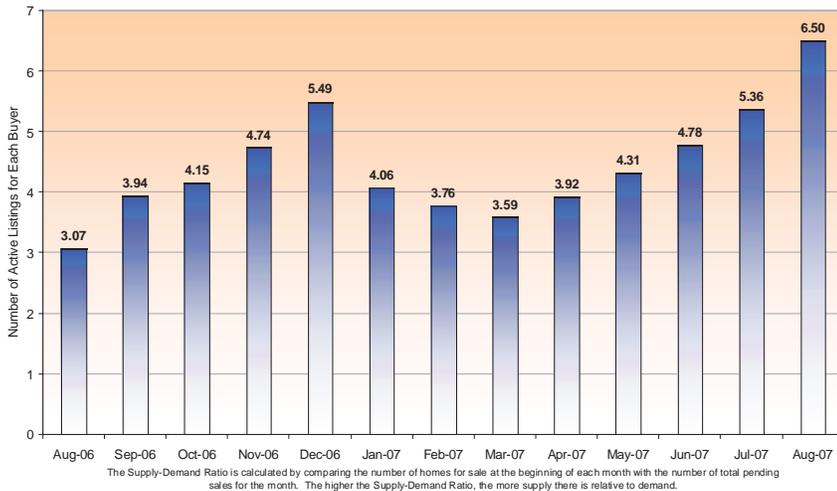
**Greater Albuquerque Area Market Activity**  
August 2006 - August 2007



This monthly snapshot of the Albuquerque Metropolitan Area Market Activity shows a 16% decrease in closed sales from 992 in July 2007 to 833 in August 2007.

The area has seen an increase in new listings from 2,615 in July of 2007 to 2,742 in August of 2007, a 4.9% increase.

**Supply-Demand Ratio**  
August 2007 - 6.50



The Supply-Demand Ratio provides a monthly indicator of the balance between buyers and sellers in the real estate market. It compares the number of active listings on the market with the total number of pending sales.

A higher ratio illustrates that there are more active listings per pending sales, and concurrently that supply is relatively strong compared to demand.

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# Monthly Market Indicators of the Greater Albuquerque Area

Our Monthly Market Indicators offer the most thorough analysis of the Albuquerque residential real estate market. This tool provides current data for several important indicators.

		(DET) 2007	(DET) 2006	Percent Change	(ATT) 2007	(ATT) 2006	Percent Change	(DET+ATT) 2007 Year- to-Date	(DET+ATT) 2006 Year- to-Date	Percent Change	Market Conditions
New Listings	Jul	2,615	2,324	12.52%	227	195	16.41%	18,427	15,742	17.06%	Increase in New Listings on Market
	Aug	2,742	2,473	10.88%	281	250	12.40%	21,450	18,465	16.17%	
Pending Sales	Jul	1,058	1,249	-15.29%	129	139	-7.19%	8,452	9,624	-12.18%	Sales are lagging behind last year as the market rebalances
	Aug	911	1,211	-24.77%	96	166	-42.17%	9,459	11,001	-14.02%	
Closed Sales	Jul	992	1,123	-11.67%	124	116	6.90%	6,994	7,955	-12.08%	Sales are lagging behind last year as the market rebalances
	Aug	833	1,126	-26.02%	101	124	-18.55%	7,928	9,205	-13.87%	
Dollar Volume of Closed Sales (in millions)	Jul	\$259.6	\$262.6	-1.14%	\$20.4	\$18.3	11.48%	\$1,660.5	\$1,729.6	-4.00%	As buyer activity levels off total dollar volume follows suit
	Aug	\$202.8	\$270.5	-25.03%	\$16.3	\$20.1	-18.91%	\$1,879.6	\$2,020.2	-6.96%	
Median Sales Price	Jul	\$214,900	\$191,900	11.99%	\$147,000	\$152,400	-3.54%	--	--	--	Prices appear to be leveling out but are still ahead of last year's prices.
	Aug	\$208,000	\$196,500	5.85%	\$149,900	\$153,950	-2.63%	--	--	--	
Average Sales Price	Jul	\$261,699	\$233,849	11.91%	\$164,501	\$158,012	4.11%	--	--	--	Prices appear to be leveling out but are still ahead of last year's prices.
	Aug	\$243,411	\$240,218	1.33%	\$161,765	\$161,729	0.02%	--	--	--	
Total Active Listings Available	Jul	5,919	3,716	59.28%	485	315	53.97%	--	--	--	Inventory continues to climb as buyer activity declines
	Aug	6,164	4,081	51.04%	511	326	56.75%	--	--	--	
Average Days on Market	Jul	74	65	13.85%	60	52	15.38%	--	--	--	Days on Market will continue to grow as buyer activity declines
	Aug	76	65	16.92%	70	56	25.00%	--	--	--	

-DET represents Existing Single-Family Detached Homes  
 -ATT represents Existing Condo/Townhomes Attached Homes

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**Greater Albuquerque Area Average Days on Market**  
August 2007 - 76 days



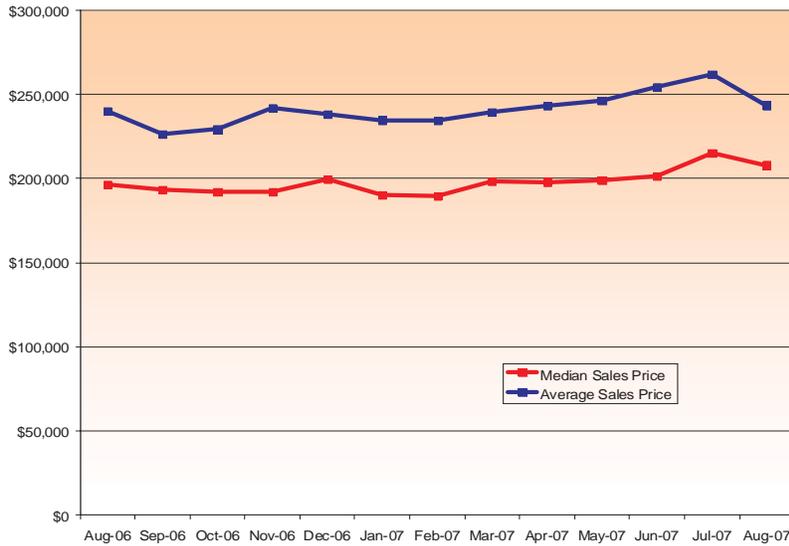
**The August 2007 Average of 76 Days on Market is up slightly from the July 2007 average of 74.**

**The summer months have seen an Average Days on Market in the low to mid 70s.**

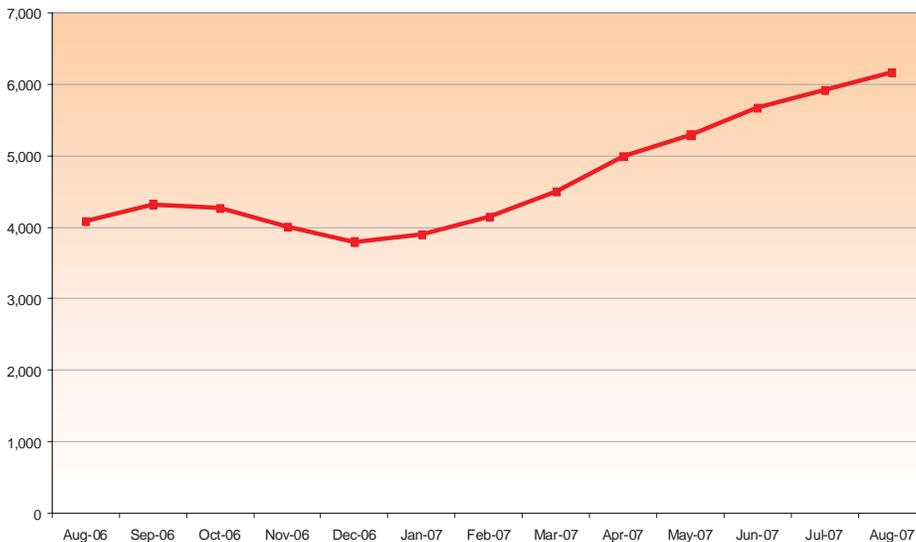
**In August, the Albuquerque Market saw a Median Sales Price of \$208,000 and a Average Sales Price of \$243,411.**

**On average, market area homes have seen an appreciation of 1.33% from August of 2006 to August of 2007**

**Median and Average Sales Price**  
August 2007

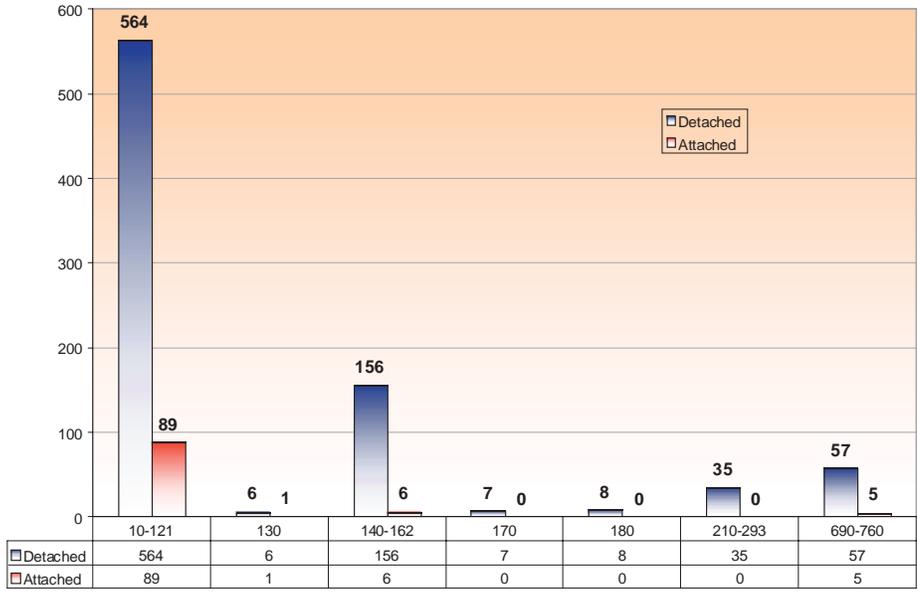


**Active Listings Available at Beginning of Month**  
August 2007 - 6,164



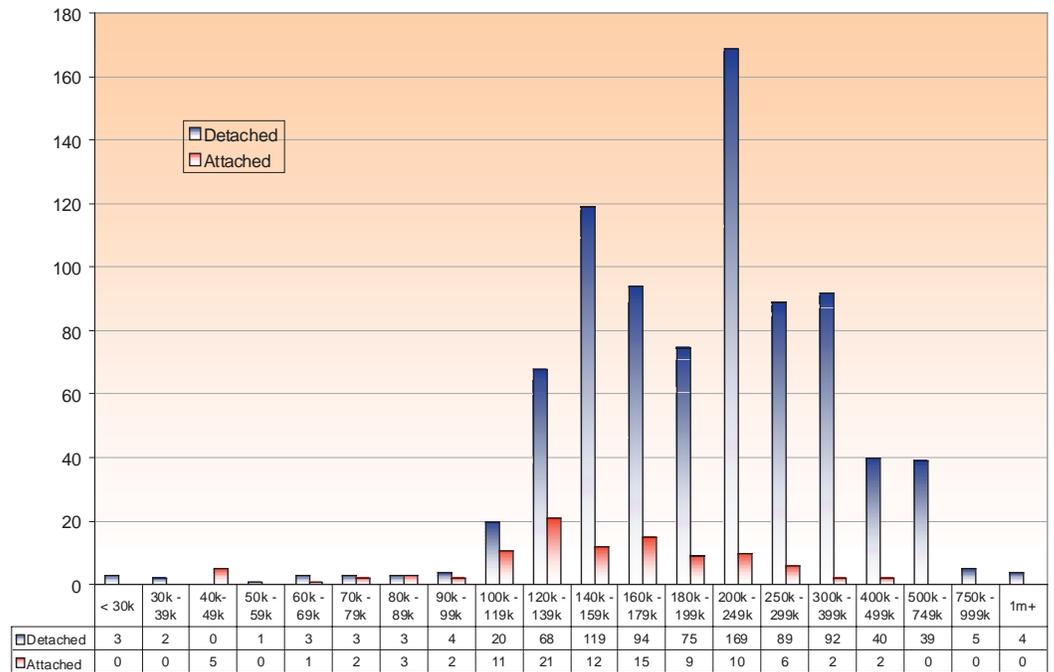
**Charts on this page represent DET Statistics.**

**Closed Sales by Market Area**  
August 2007



**Market Areas**  
 10-121 City of Albuquerque  
 130 Corrales  
 140-162 Rio Rancho  
 170 Bernalillo  
 180 Placitas  
 210-293 East Mountain  
 690-760 Bosque Farms, Los Lunas, Valencia County

**Closed Sales by Price**  
August 2007



The Albuquerque area has seen a decrease in closed sales for type DET and ATT homes, from 1250 in August of 2006 to 934 in August of 2007, a 25.3% decrease.

Charts on this page represent  
DET and ATT Statistics.

## Albuquerque only Market Indicators (Areas 10-121)

		(DET) 2007	(DET) 2006	Percent Change	(ATT) 2007	(ATT) 2006	Percent Change
New Listings	Jul	1,743	1,605	8.60%	198	170	16.47%
	Aug	1,812	1,732	4.62%	246	218	12.84%
Pending Sales	Jul	738	834	-11.51%	111	112	-0.89%
	Aug	663	832	-20.31%	80	129	-37.98%
Closed Sales	Jul	722	803	-10.09%	104	105	-0.95%
	Aug	564	840	-32.86%	89	114	-21.93%
Median Sales Price	Jul	\$218,625	\$195,000	12.12%	\$152,450	\$160,000	-4.72%
	Aug	\$213,000	\$197,950	7.60%	\$152,800	\$160,750	-4.95%
Average Sales Price	Jul	\$268,230	\$236,391	13.47%	\$168,253	\$161,599	4.12%
	Aug	\$246,978	\$242,766	1.74%	\$164,785	\$167,502	-1.62%
Total Active Listings Available	Jul	3,623	n/a		428	n/a	
	Aug	3,777	n/a		457	n/a	
Average Days on Market	Jul	69	58	18.97%	60	52	15.38%
	Aug	69	58	18.97%	71	57	24.56%

## Rio Rancho only Market Indicators (Areas 140-162)

		(DET) 2007	(DET) 2006	Percent Change	(ATT) 2007	(ATT) 2006	Percent Change
New Listings	Jul	478	392	21.94%	21	14	50.00%
	Aug	520	408	27.45%	26	14	85.71%
Pending Sales	Jul	184	165	11.52%	7	11	-36.36%
	Aug	132	185	-28.65%	8	8	0.00%
Closed Sales	Jul	153	200	-23.50%	14	7	100.00%
	Aug	156	185	-15.68%	6	11	-45.45%
Median Sales Price	Jul	\$192,500	\$182,500	5.48%	\$114,450	\$112,000	2.19%
	Aug	\$183,375	\$192,500	-4.74%	\$126,450	\$107,000	18.18%
Average Sales Price	Jul	\$226,625	\$211,603	7.10%	\$129,886	\$156,943	-17.24%
	Aug	\$217,643	\$216,094	0.72%	\$131,900	\$119,618	10.27%
Total Active Listings Available	Jul	1,112	n/a		42	n/a	
	Aug	1,142	n/a		39	n/a	
Average Days on Market	Jul	81	66	22.73%	53	40	32.50%
	Aug	83	67	23.88%	44	55	-20.00%