

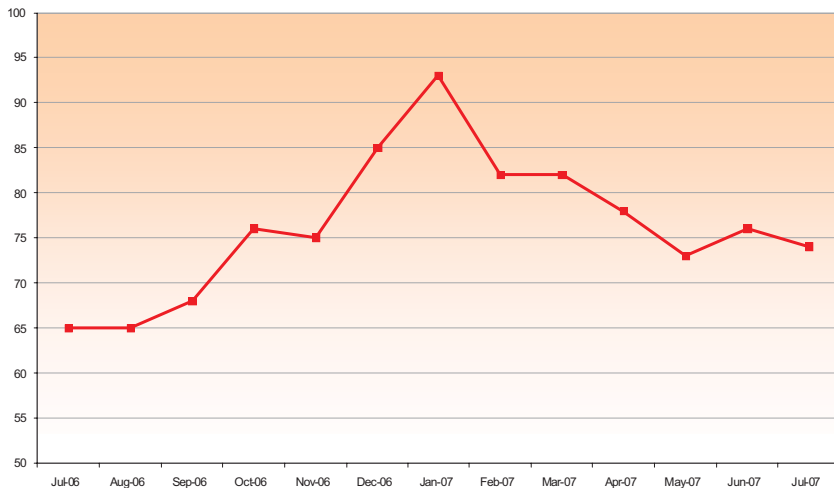
# July 2007 MLS Month In Review

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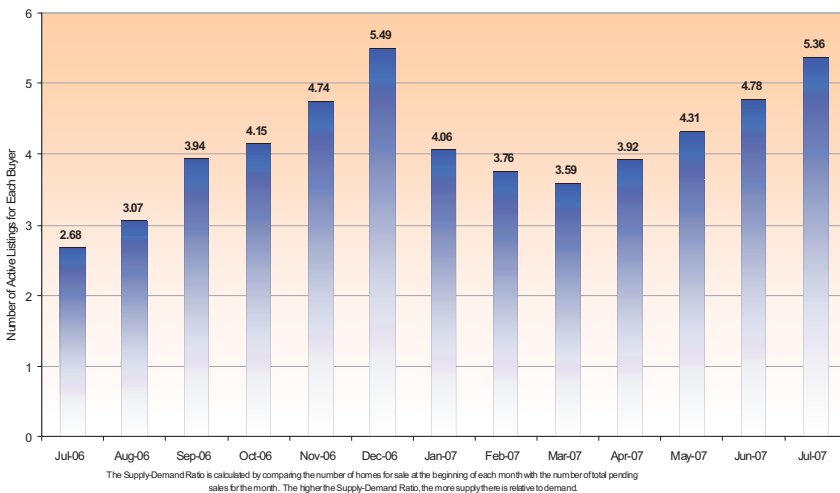
“Resale home prices continue to increase with a 11.99% increase in Median Sales Price and a 11.91% increase in Average Sales Price over July of 2006. We’ve seen a 9.927% decrease in sales for July 2007 versus July 2006” said Scott Dean, Chairman of the Albuquerque Metropolitan Board of REALTORS. The housing market continues to level off as the housing inventory continues to increase”, concluded Dean.

Greater Albuquerque Area Average Days on Market  
July 2007 - 74 days



This monthly snapshot of the Albuquerque Metropolitan Area Market Activity shows a 1.9% decrease in closed sales from 1011 in June 2007 to 992 in July 2007. The area has seen a decrease in new listings from 2,755 in June of 2007 to 2,615 in July of 2007, a 4.1% decrease.

Supply-Demand Ratio  
July 2007 - 5.36



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

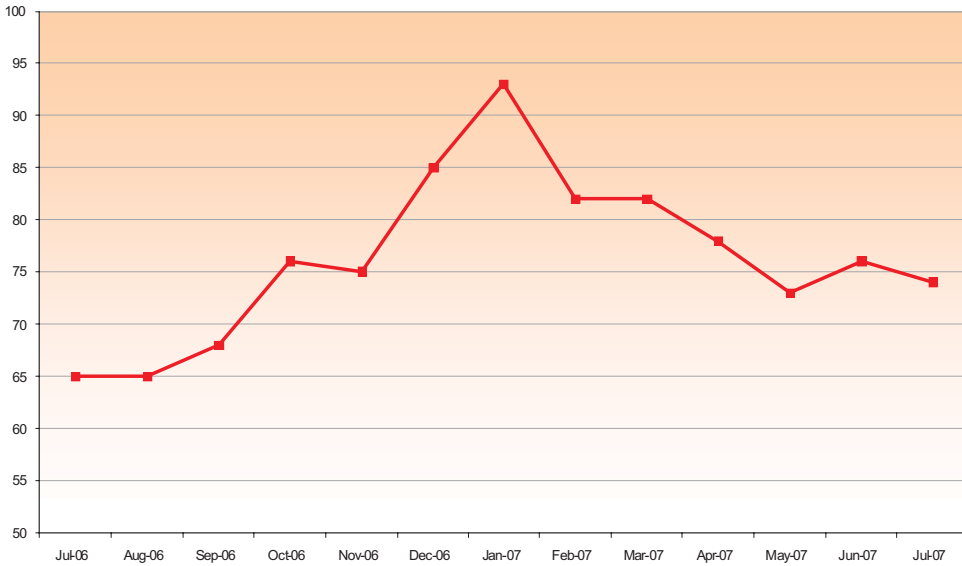
Our Monthly Market Indicators offer the most thorough analysis of the Albuquerque residential real estate market. This tool provides current data for several important indicators.

		(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
Pending Sales	Jul	1,058	1,249	-15.29%	129	139	-7.19%	8,452	9,624	-12.18%	As expected, sales are lagging behind last year as the market rebalances
Closed Sales	Jul	992	1,123	-11.67%	124	116	6.90%	6,994	7,955	-12.08%	As expected, sales are lagging behind last year as the market rebalances
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
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 far ahead of last year's prices.
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 far ahead of last year's prices.
Total Active Listings Available	Jul	5,919	3,716	59.28%	485	315	53.97%	--	--	--	Inventory will continue to level out as buyer activity declines
Average Days on Market	Jul	74	65	13.85%	60	52	15.38%	--	--	--	Days on Market will continue to grow as buyer activity declines

-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**  
July 2007 - 74 days



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

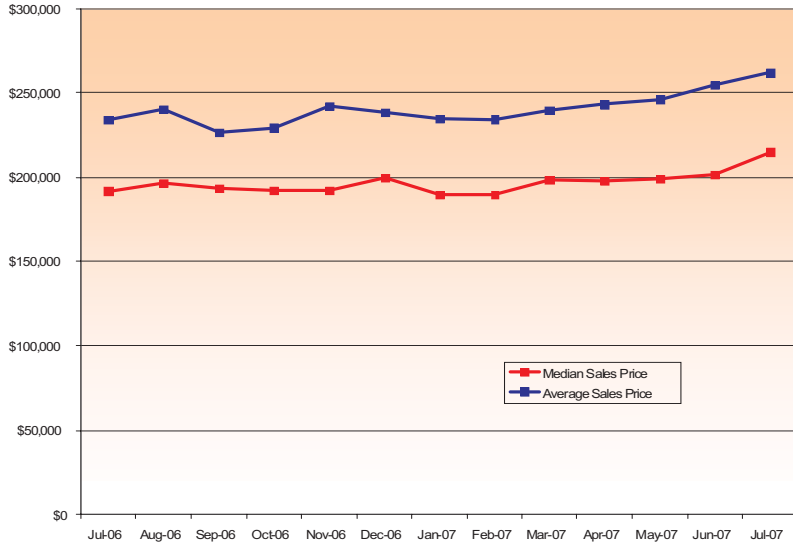
**The summer months have seen an Average Days on Market in the low to mid 70s.**

**As indicated from the chart both Median and Average home prices have remained stable over the past 12 months.**

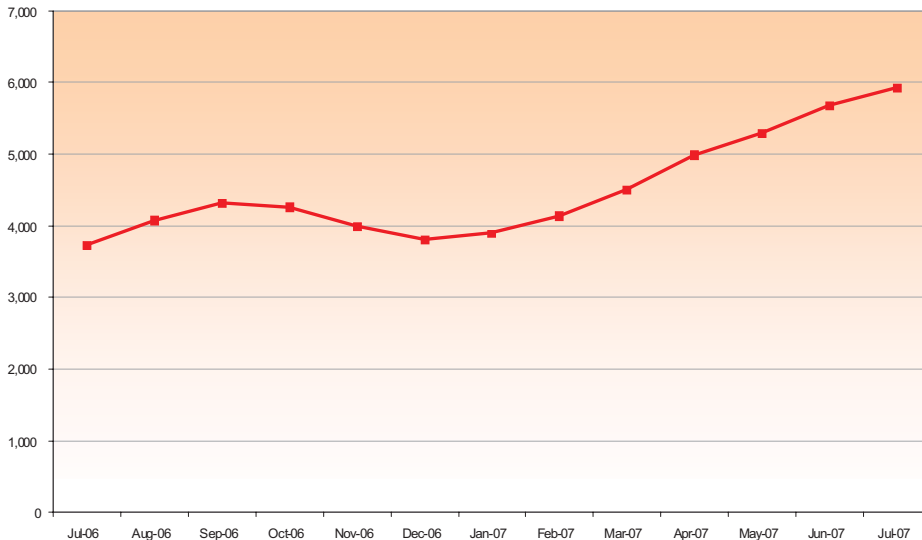
**In July, the Albuquerque Market saw a Median Sales Price of \$214,900 and a Average Sales Price of \$261,699.**

**On average, market area homes have seen an appreciation of 11.91% from July of 2006 to July of 2007**

**Median and Average Sales Price**  
July 2007

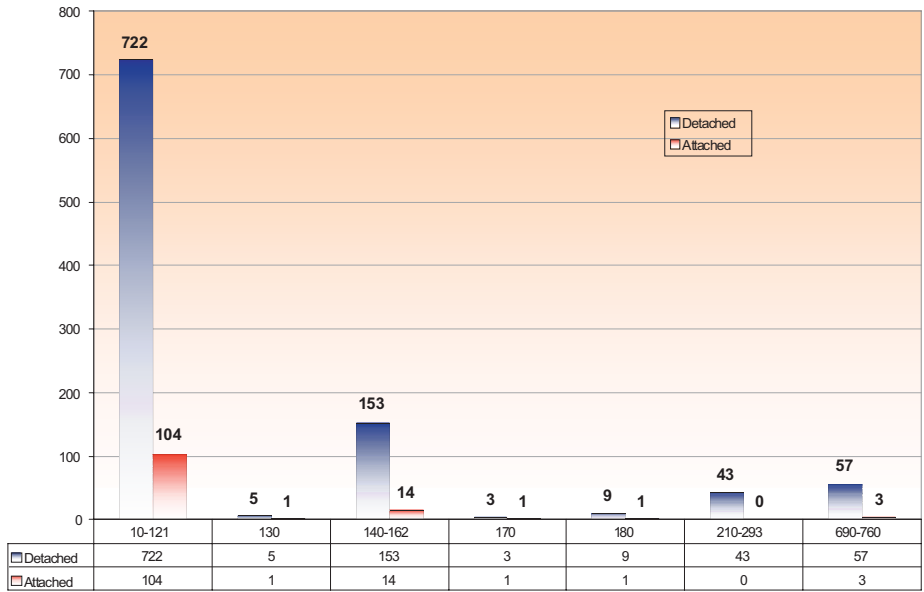


**Active Listings Available at Beginning of Month**  
July 2007 - 5,919



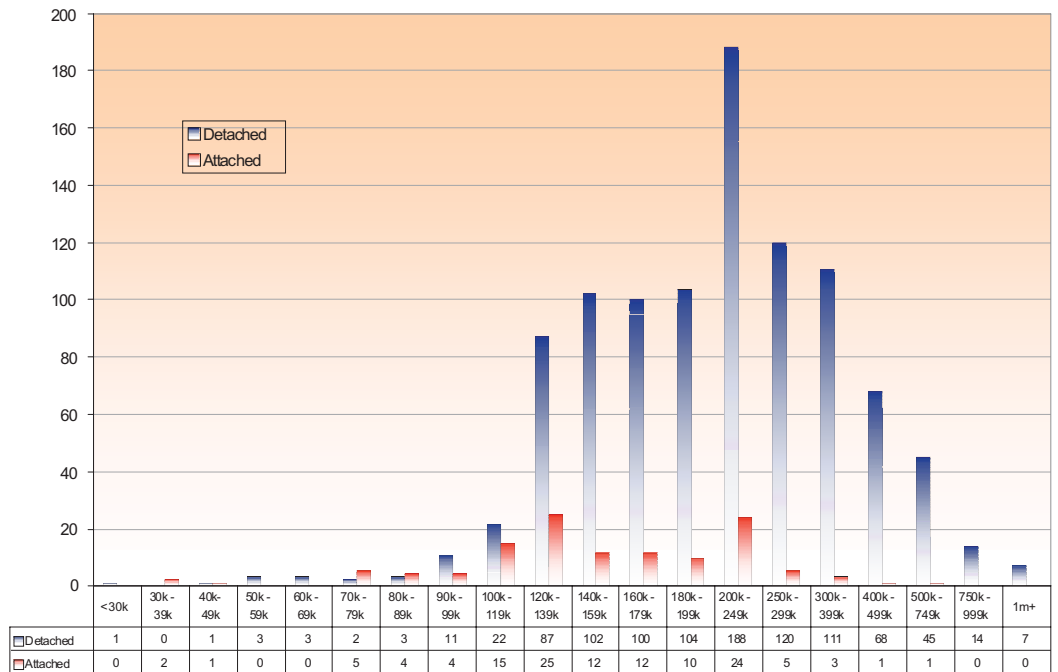
**Charts on this page represent DET Statistics.**

**Closed Sales by Market Area**  
July 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**  
July 2007



The Albuquerque area has seen a decrease in closed sales for type DET and ATT homes, from 1239 in July of 2006 to 1116 in July of 2007, a 9.9% decrease.

Charts on this page represent  
DET and ATT Statistics.