

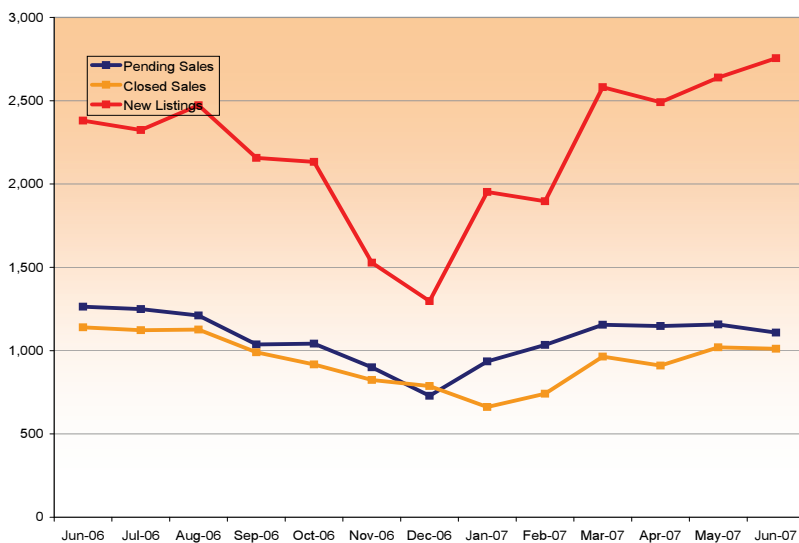
# June 2007 MLS Month In Review

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"The June 2007 Residential Home Sales statistics show a slowdown in the housing market in the Greater Albuquerque area compared to last June. We've seen a 12.48% decrease in sales for June 2007 versus June of 2006," said Scott Dean, Chairman of the Albuquerque Metropolitan Board of REALTORS®. "The Albuquerque Resale Housing Market has continued to slow down from last year and the housing inventory has continued to increase. Unlike many areas around the country, resale home prices are strong with a 3% increase in Median Sales Price and a 6.3% increase in Average Sales Price over June of 2006," concluded Dean.

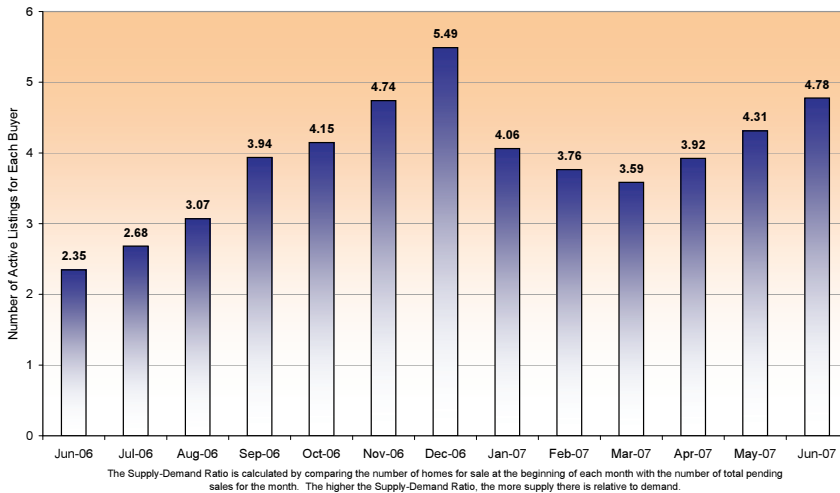
**Greater Albuquerque Area Market Activity**  
June 2006 - June 2007



This monthly snapshot of the Albuquerque Metropolitan Area Market Activity shows a .9% decrease in closed sales from 1020 in May 2007 to 1011 in June 2007.

The area has seen an increase in new listings from 2,639 in May of 2007 to 2,755 in June of 2007, a 4.4% increase.

**Supply-Demand Ratio**  
June 2007 - 4.78



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.

**Contact: Scott Dean**  
Chairman of the Board  
505-980-6383  
[scott@ambr.org](mailto:scott@ambr.org)

# Monthly Market Indicators of the Greater Albuquerque Area

Our Monthly Market Indicators offer the most thorough analysis of the Albuquerque residential real estate market.

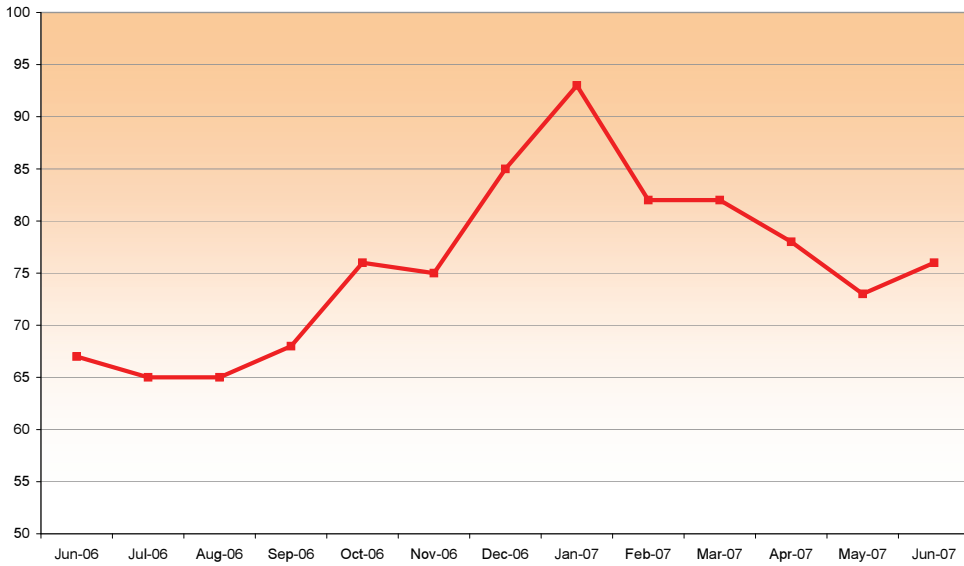
This tool provides current data for several important indicators.

		(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	Apr	2,491	1,869	33.28%	223	205	8.78%	9,731	8,151	19.38%	Increase in New Listings on Market
	May	2,639	2,259	16.82%	200	179	11.73%	12,570	10,589	18.71%	
	Jun	2,755	2,381	15.71%	260	253	2.77%	15,585	13,223	17.86%	
Pending Sales	Apr	1,148	1,289	-10.94%	99	147	-32.65%	4,715	5,315	-11.29%	As expected, sales are lagging behind last year as the market rebalances
	May	1,157	1,361	-14.99%	148	153	-3.27%	6,020	6,829	-11.85%	
	Jun	1,108	1,264	-12.34%	137	143	-4.20%	7,265	8,236	-11.79%	
Closed Sales	Apr	910	1,002	-9.18%	78	103	-24.27%	3,635	4,167	-12.77%	As expected, sales are lagging behind last year as the market rebalances
	May	1,020	1,152	-11.46%	109	149	-26.85%	4,764	5,468	-12.87%	
	Jun	1,011	1,140	-11.32%	103	108	-4.63%	5,878	6,716	-12.48%	
Dollar Volume of Closed Sales (in millions)	Apr	\$221.2	\$227.1	-2.60%	\$12.7	\$15.6	-18.59%	\$837.6	\$875.9	-4.37%	As buyer activity levels off total dollar volume follows suit
	May	\$250.9	\$261.3	-3.98%	\$17.2	\$21.9	-21.46%	\$1,105.7	\$1,159.1	-4.61%	
	Jun	\$257.1	\$272.7	-5.72%	\$17.7	\$16.9	4.73%	\$1,380.5	\$1,448.7	-4.71%	
Median Sales Price	Apr	\$198,012	\$185,000	7.03%	\$145,750	\$140,000	4.11%				Prices appear to be leveling out but are still far ahead of last year's prices.
	May	\$199,000	\$185,000	7.57%	\$145,000	\$131,500	10.27%	--	--	--	
	Jun	\$201,500	\$195,575	3.03%	\$162,000	\$149,450	8.40%				
Average Sales Price	Apr	\$243,023	\$226,655	7.22%	\$162,499	\$151,661	7.15%				Prices appear to be leveling out but are still far ahead of last year's prices.
	May	\$246,062	\$226,835	8.48%	\$158,143	\$147,235	7.41%	--	--	--	
	Jun	\$254,298	\$239,231	6.30%	\$172,009	\$156,243	10.09%				
Total Active Listings Available	Apr	4,990	2,473	101.78%	438	205	113.66%				Inventory will continue to level out as buyer activity declines
	May	5,292	2,966	78.42%	437	214	104.21%	--	--	--	
	Jun	5,672	3,352	69.21%	434	250	73.60%				
Average Days on Market	Apr	78	71	9.86%	58	60	-3.33%				Days on Market will continue to grow as buyer activity declines
	May	73	64	14.06%	56	50	12.00%	--	--	--	
	Jun	76	67	13.43%	64	54	18.52%				

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

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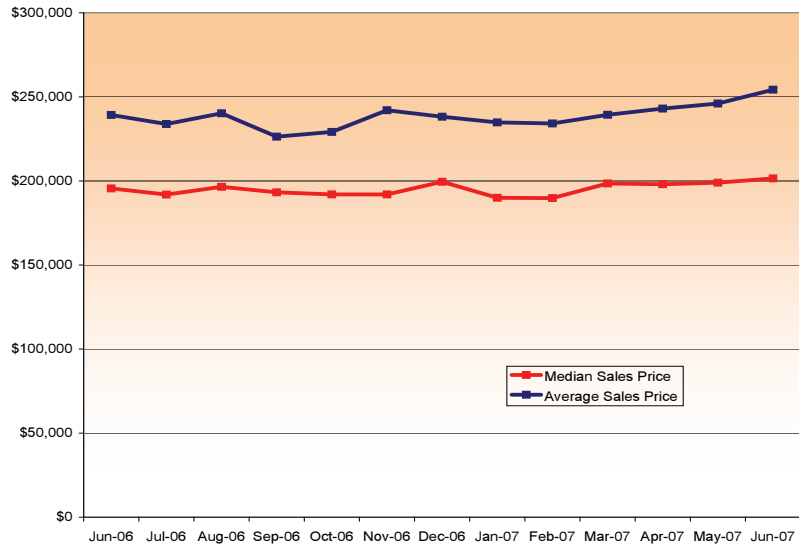
**Greater Albuquerque Area Average Days on Market**  
June 2007 - 76 days



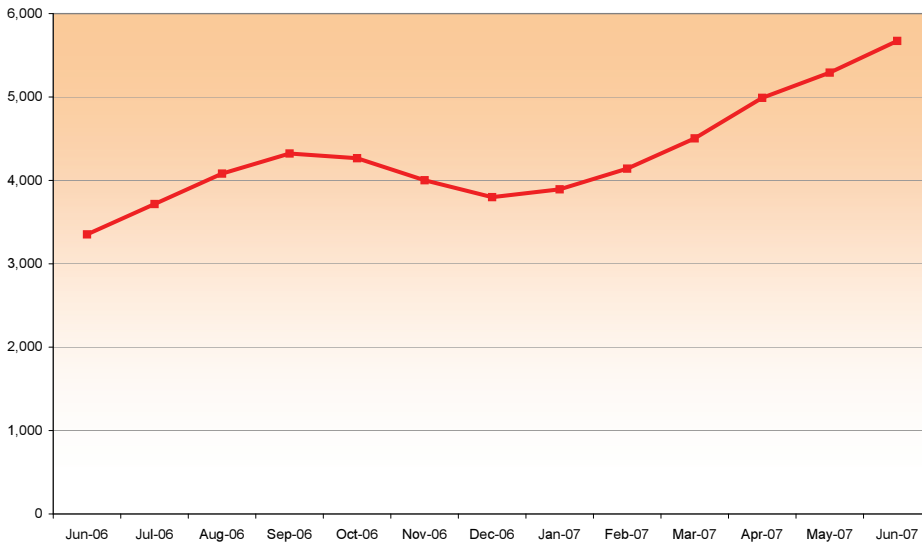
After several months of a lowering Average Days on Market we see a slight increase in Average Days on Market.  
The June 2007 Average of 76 Days on Market is up from the May 2007 average of 73.

As indicated from the chart both Median and Average home prices have remained stable over the past 12 months.  
In June, the Albuquerque Market saw a Median Sales Price of \$201,500 and a Average Sales Price of \$254,298.  
On average, market area homes have seen an appreciation of 6.3% from June of 2006 to June of 2007

**Median and Average Sales Price**  
June 2007

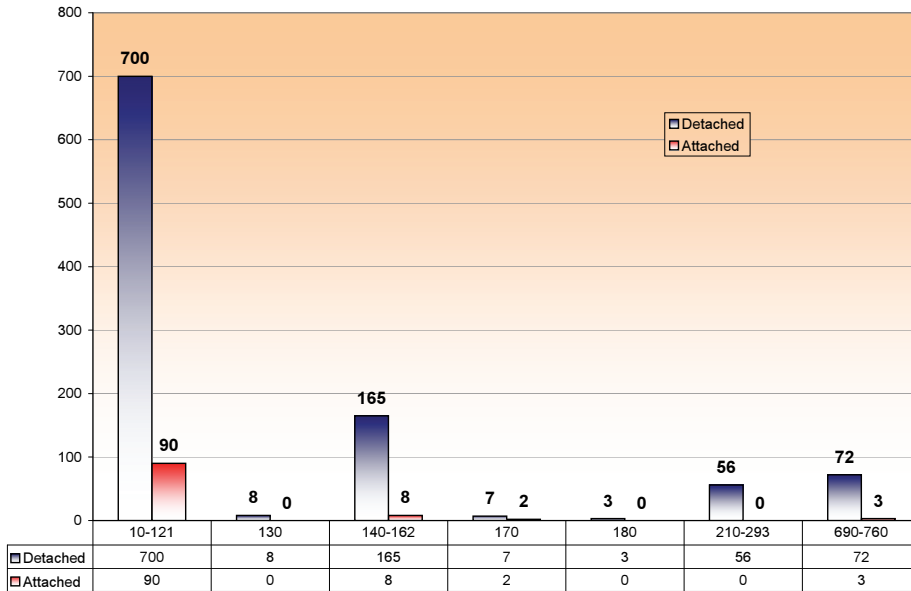


**Active Listings Available at Beginning of Month**  
June 2007 - 5,672



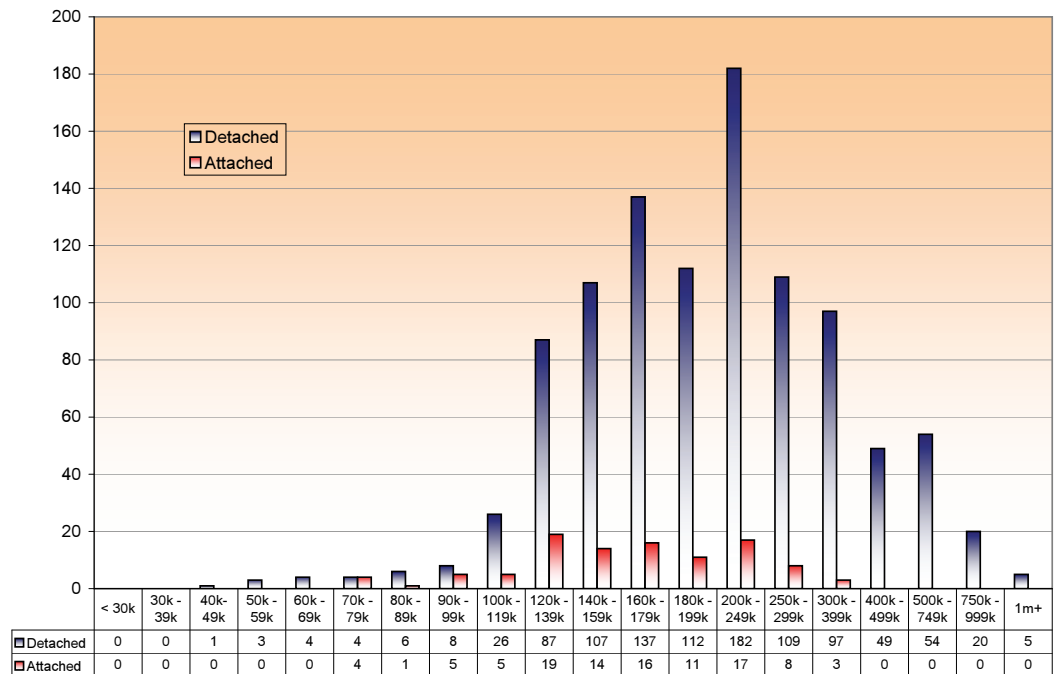
Charts on this page represent DET Statistics.

**Closed Sales by Market Area**  
June 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**  
June 2007



**The Albuquerque area has seen a decrease in closed sales for type DET and ATT homes, from 1248 in June of 2006 to 1114 in June of 2007, a 10.7% decrease.**

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