



## 1ST Quarter 2008 MLS in Review

Southwest Multiple Listing Service, Inc.  
1635 University Blvd. NE, Albuquerque, NM 87102

Contact: Cathy M. Olson, CRS  
2008 Chairman of the Board  
505-263-7995 cathy@gaar.com

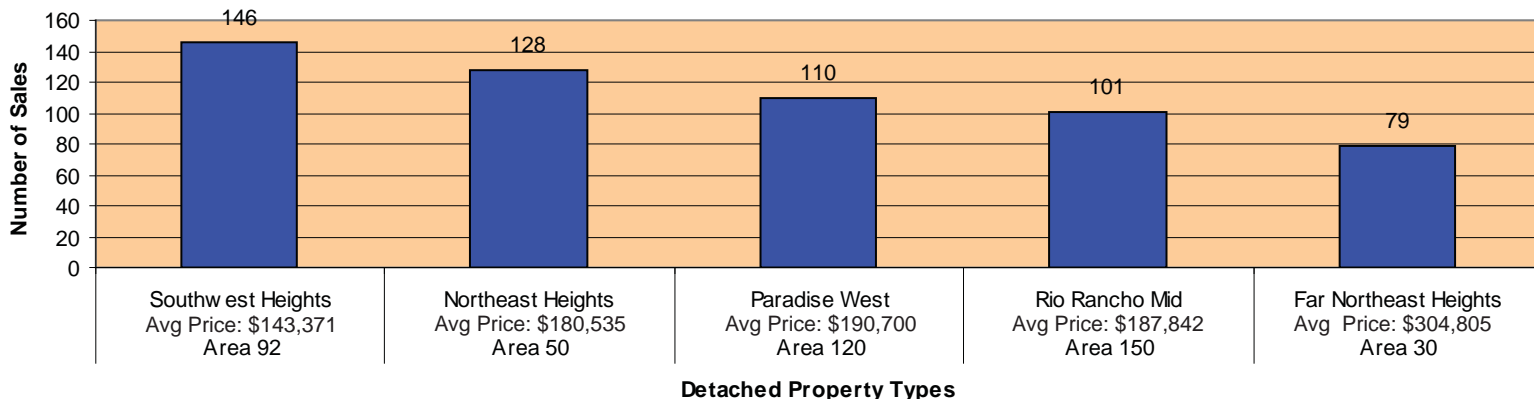
## 1st Quarter 2007 & 2008 RECAP for Greater Albuquerque Area

Class R1 (Existing Single-Family Detached)

Class R1	2008	2007	% of Change
Average Sale Price:	\$229,372	\$235,918	-2.77%
Median Sale Price:	\$189,000	\$194,000	-2.58%
Total Sold & Closed:	1,641	2,415	-32.05%
Total Dollar Volume:	\$376,399,135	\$569,742,446	-33.94%
New Listings:	5,244	6,333	-17.20%
Days on Market:	71	46	54.35%

The numbers above reflect the time period between January 1st and March 31st of 2007 and 2008.

Top 5 Selling Areas for 1st QTR 2008 Sales



Top 5 Selling Areas for 1st QTR 2007 Sales





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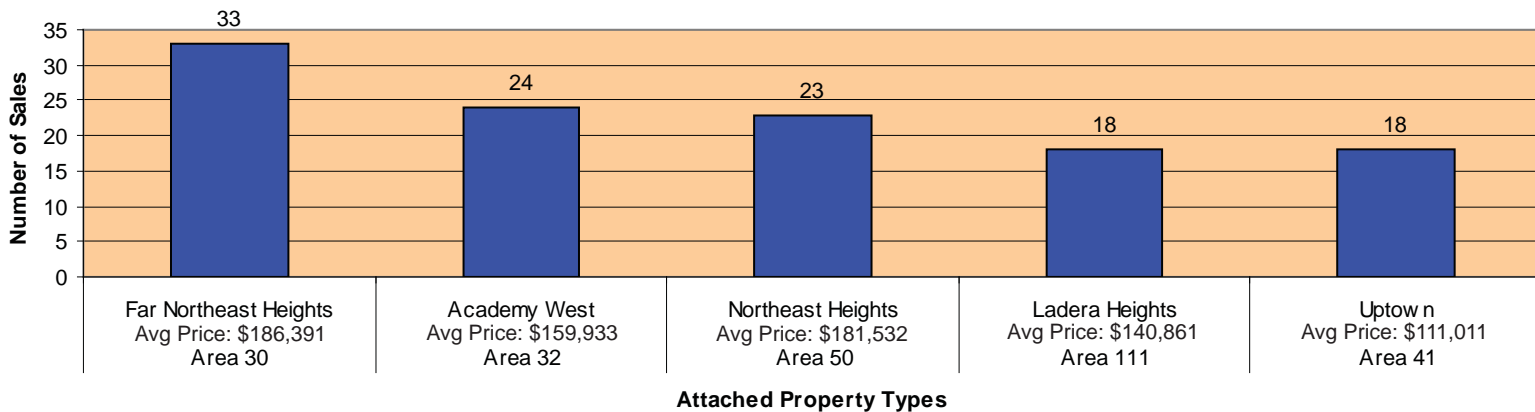
## 1st Quarter 2007 & 2008 RECAP for Greater Albuquerque Area

Class R2 (Existing Condo/Townhome Attached)

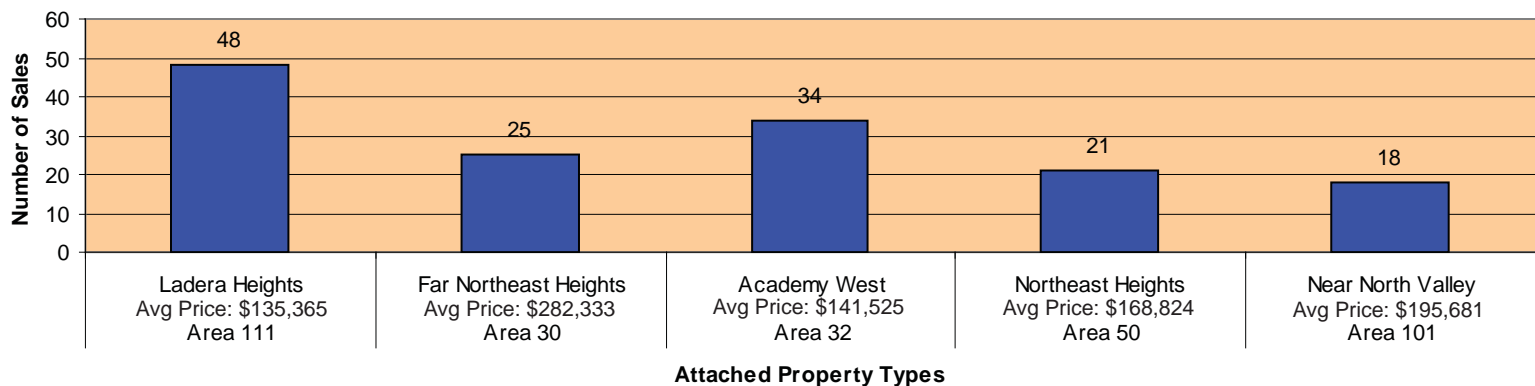
Class R2	2008	2007	% of Change
Average Sale Price:	\$162,102	\$157,098	3.19%
Median Sale Price:	\$154,000	\$148,000	4.05%
Total Sold & Closed:	203	287	-29.27%
Total Dollar Volume:	\$32,906,611	\$45,087,053	-27.02%
New Listings:	569	584	-2.57%
Days on Market:	61	36	69.44%

The numbers above reflect the time period between January 1st and March 31st of 2007 and 2008.

Top 5 Selling Areas for 1st QTR 2008 Sales



Top 5 Selling Areas for 1st QTR 2007 Sales



## 2008 1st QTR ABQ Detached

**130**

Sales: 12  
Avg: \$503,071  
Med: \$525,000

**120**

Sales: 110  
Avg: \$190,700  
Med: \$182,750

**121**

Sales: 69  
Avg: \$243,710  
Med: \$224,000

**102**

Sales: 8  
Avg: \$526,938  
Med: \$450,000

**21**

Sales: 33  
Avg: \$344,015  
Med: \$310,000

**20**

Sales: 16  
Avg: \$618,339  
Med: \$593,315

**10**

Sales: 8  
Avg: \$467,113  
Med: \$420,000

**103**

Sales: 9  
Avg: \$355,500  
Med: \$320,000

**100**

Sales: 26  
Avg: \$360,365  
Med: \$254,750

**32**

Sales: 21  
Avg: \$238,157  
Med: \$228,000

**30**

Sales: 79  
Avg: \$304,805  
Med: \$279,000

**31**

Sales: 19  
Avg: \$471,581  
Med: \$438,000

**110**

Sales: 64  
Avg: \$259,552  
Med: \$218,000

**101**

Sales: 35  
Avg: \$248,694  
Med: \$195,000

**41**

Sales: 55  
Avg: \$183,523  
Med: \$175,100

**50**

Sales: 128  
Avg: \$180,535  
Med: \$170,000

**111**

Sales: 77  
Avg: \$169,859  
Med: \$169,000

**80**

Sales: 32  
Avg: \$225,686  
Med: \$158,350

**40**

Sales: 37  
Avg: \$313,700  
Med: \$275,000

**70**

Sales: 22  
Avg: \$176,162  
Med: \$173,250

**51**

Sales: 26  
Avg: \$308,399  
Med: \$284,250

**92**

Sales: 146  
Avg: \$143,371  
Med: \$140,557

**90**

Sales: 35  
Avg: \$140,894  
Med: \$126,900

**42**

Sales: 29  
Avg: \$279,533  
Med: \$242,500

**71**

Sales: 24  
Avg: \$214,415  
Med: \$211,500

**60**

Sales: 8  
Avg: \$307,144  
Med: \$267,500

**93**

Sales: 1  
Avg: \$116,000  
Med: \$116,000

**91**

Sales: 20  
Avg: \$180,389  
Med: \$150,025

**112**

Sales: 1  
Avg: 122,000  
Med: 122,000

**120**

**110**

**111**

**92**

**93**

RIO PUERCO

LAGUNA

Scale  
0 2 4 Miles

ALBUQUERQUE  
and Central Bernalillo  
County

SANDIA  
PEAK  
AERIAL  
TRAMWAY

West of Albuquerque

DOUBLE  
EAGLE II  
AIRPORT

Paseo del Volcan

ISLETA  
INDIAN  
RESERVATION

ISLETA  
PUEBLO

ISLETA INDIAN  
RESERVATION

Bernalillo County  
Valencia County

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## East Mountain Area and Estancia Basin





