

Quarterly market

REPORT

1st QTR

Quarterly Highlights

- Homes sales for single-family detached homes in the Greater Albuquerque Market Areas are up 19.95 percent from 1st Quarter 2009.
- Ten individual MLS areas saw increases in the median and average sales prices when compared to 1st Quarter 2009.

New Listings	Closed Sales	Average Sale \$
1st QTR 2010 Detached: 4,483 Attached: 518	1st QTR 2010 Detached: 1,413 Attached: 167	1st QTR 2010 Detached: \$209,283 Attached: \$147,381
1st QTR 2009 Detached: 4,169 Attached: 514	1st QTR 2009 Detached: 1,178 Attached: 115	1st QTR 2009 Detached: \$215,295 Attached: \$153,308
% Change (Detached) +7.53%	% Change (Detached) +19.95%	% Change (Detached) -2.79%



www.gaar.com

Contact

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1st QTR 2010 & 2009 RECAP for Greater Albuquerque Areas

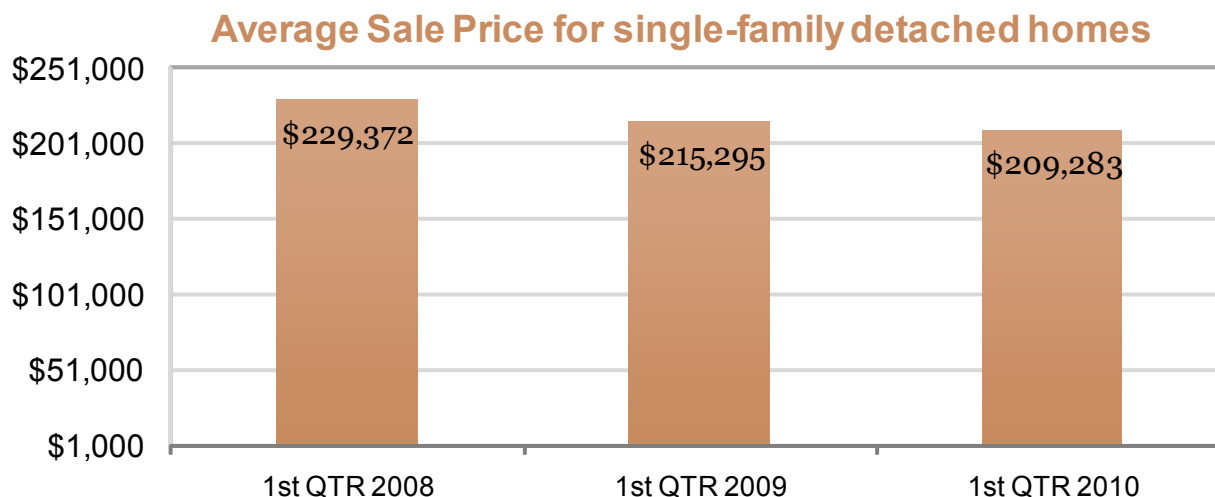
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2010	2009	% of Change
Average Sale Price:	\$209,283	\$215,295	-2.79%
Median Sale Price:	\$172,000	\$182,000	-5.49%
Total Sold & Closed:	1,413	1,178	19.95%
Total Dollar Volume*:	\$295.7	\$253.6	16.60%
New Listings:	4,483	4,169	7.53%
Days on Market:	79	88	-10.23%

Class R2	2010	2009	% of Change
Average Sale Price:	\$147,381	\$153,308	-3.87%
Median Sale Price:	\$140,000	\$149,900	-6.60%
Total Sold & Closed:	167	115	45.22%
Total Dollar Volume*:	\$24.6	\$17.6	39.77%
New Listings:	518	514	0.78%
Days on Market:	96	95	1.05%

The numbers above reflect the time period between January 1 and March 31 of 2009 and 2010.

**Total Dollar Volume (millions)*



SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

1st QTR 2010 & 2009 RECAP for Albuquerque (Areas 10-121)

Class R1	2010	2009	% of Change
Average Sale Price:	\$206,557	\$209,777	-1.53%
Median Sale Price:	\$170,000	\$179,000	-5.03%
Total Sold & Closed:	972	827	17.53%
Total Dollar Volume*:	\$200.8	\$173.5	15.72%
New Listings:	3,052	2,703	12.91%
Days on Market:	75	84	-10.71%

Class R2	2010	2009	% of Change
Average Sale Price:	\$150,730	\$154,392	-2.37%
Median Sale Price:	\$145,000	\$149,900	-3.27%
Total Sold & Closed:	149	99	50.51%
Total Dollar Volume*:	\$22.5	\$15.3	47.06%
New Listings:	453	461	-1.74%
Days on Market:	96	97	-1.03%

1st QTR 2010 & 2009 RECAP for Rio Rancho (Areas 140-162)

Class R1	2010	2009	% of Change
Average Sale Price:	\$187,972	\$219,284	-14.28%
Median Sale Price:	\$166,750	\$189,875	-12.18%
Total Sold & Closed:	255	189	34.92%
Total Dollar Volume*:	\$47.9	\$41.4	15.70%
New Listings:	757	729	3.84%
Days on Market:	74	89	-16.85%

Class R2	2010	2009	% of Change
Average Sale Price:	\$127,250	\$154,189	-17.47%
Median Sale Price:	\$115,000	\$172,000	-33.14%
Total Sold & Closed:	12	9	33.33%
Total Dollar Volume*:	\$1.5	\$1.4	7.14%
New Listings:	46	32	43.75%
Days on Market:	90	56	60.71%

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

1st QTR 2010 & 2009 RECAP for East Mountains (Areas 210-293)

Class R1	2010	2009	% of Change
Average Sale Price:	\$267,038	\$265,573	0.55%
Median Sale Price:	\$265,000	\$230,000	15.22%
Total Sold & Closed:	62	57	8.77%
Total Dollar Volume*:	\$16.6	\$15.1	9.93%
New Listings:	225	255	-11.76%
Days on Market:	106	109	-2.75%

1st QTR 2010 & 2009 RECAP for Valencia County (Areas 690-760)

Class R1	2010	2009	% of Change
Average Sale Price:	\$155,500	\$159,567	-2.55%
Median Sale Price:	\$136,000	\$153,000	-11.11%
Total Sold & Closed:	80	77	3.90%
Total Dollar Volume*:	\$12.4	\$12.3	0.81%
New Listings:	294	293	0.34%
Days on Market:	99	115	-13.91%

The numbers above reflect the time period between January 1 and March 31 of 2009 and 2010.

**Total Dollar Volume (millions)*

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

1st QTR 2010 Area Summary for single-family home sales

		Sales	Change from 1st QTR 2009	Median Sale Price	Change from 1st QTR 2009	Average Sale Price	Change from 1st QTR 2009
10	Sandia Heights	11	57.14%	\$340,000	-2.86%	\$388,536	-6.17%
20	North Albuquerque Acres	16	60.00%	\$457,500	-25.49%	\$481,113	-24.22%
21	Albuquerque Acres West	23	-25.81%	\$315,000	22.33%	\$355,487	21.33%
30	Far NE Heights	68	74.36%	\$251,500	0.60%	\$285,909	-9.66%
31	Foothills North	12	20.00%	\$469,250	0.37%	\$617,026	28.01%
32	Academy West	20	-9.09%	\$239,875	25.26%	\$238,758	14.68%
40	Near NE Heights	28	55.56%	\$230,000	1.55%	\$260,954	7.01%
41	Uptown	49	19.51%	\$156,000	-7.14%	\$161,730	-3.06%
42	UNM South	28	40.00%	\$189,500	-1.53%	\$209,486	7.02%
50	NE Heights	92	2.22%	\$160,000	-0.50%	\$163,672	-1.95%
51	Foothills South	18	0.00%	\$288,750	16.93%	\$305,261	21.25%
60	Four Hills	16	77.78%	\$290,000	-15.94%	\$288,088	-20.47%
70	SE Heights	22	57.14%	\$137,100	10.01%	\$133,917	-0.39%
71	Southeast Heights	24	4.35%	\$167,450	0.27%	\$177,067	-5.32%
80	Downtown	33	153.85%	\$122,500	-27.94%	\$147,373	-22.94%
90	Southwest	17	30.77%	\$99,000	-25.56%	\$114,131	-5.43%
91	Valley Farms	16	77.78%	\$139,950	-12.48%	\$139,444	-21.84%
92	Southwest Heights	123	13.89%	\$126,500	-2.28%	\$128,279	-0.13%
93	Pajarito	5	400.00%	\$142,500	14.00%	\$158,600	26.88%
100	North Valley	27	-12.90%	\$202,000	-20.75%	\$261,167	-3.45%
101	Near North Valley	34	54.55%	\$199,000	-7.23%	\$243,894	-11.78%
102	Far North Valley	2	100.00%	\$316,500	-38.90%	\$316,500	-38.90%
103	West River Valley	7	600.00%	\$365,000	15.87%	\$368,914	17.12%
110	Northwest Heights	65	-7.14%	\$184,000	-8.68%	\$205,230	-11.04%
111	Ladera Heights	66	10.00%	\$157,500	0.67%	\$159,083	3.03%
112	Canoncito	0	N/A	N/A	N/A	N/A	N/A
120	Paradise West	93	17.72%	\$167,195	-6.33%	\$176,264	-4.22%
121	Paradise East	57	-14.93%	\$188,900	-4.60%	\$195,661	-8.71%
130	Corrales	13	85.71%	\$510,000	13.33%	\$544,731	6.48%
140	Rio Rancho South	42	0.00%	\$215,244	3.73%	\$228,206	-0.76%
141	Rio Rancho Southwest	5	400.00%	\$127,000	-13.61%	\$163,922	11.51%
150	Rio Rancho Mid	80	45.45%	\$149,709	-9.27%	\$169,271	-7.78%
151	Rio Rancho Mid-North	37	0.00%	\$199,900	-20.67%	\$234,074	-17.92%
152	Rio Rancho Mid-West	5	66.67%	\$118,000	3.60%	\$141,940	18.98%
160	Rio Rancho North	28	7.69%	\$183,500	-12.51%	\$212,368	-17.36%
161	Rio Rancho Central	58	152.17%	\$140,258	-4.46%	\$149,485	-7.21%
162	Rio Rancho Northwest	0	N/A	N/A	N/A	N/A	N/A
170	Bernalillo/Algodones	17	142.86%	\$195,570	-3.18%	\$221,525	-8.57%
180	Placitas	14	0.00%	\$500,000	31.75%	\$511,849	19.24%
210-290	East Mountain Area	62	8.77%	\$265,000	15.22%	\$267,038	0.55%
690-760	Valencia County	80	3.90%	\$136,000	-11.11%	\$155,500	-2.55%

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

2010 1st QTR Sales

ALBUQUERQUE and Central Bernalillo County

SANDIA PEAK AERIAL TRAMWAY

120
Sales: 93
Avg: \$176,264
Med: \$167,195

121
Sales: 57
Avg: \$195,661
Med: \$188,900

130
Sales: 13
Avg: \$544,731
Med: \$510,000

102
Sales: 2
Avg: \$316,500
Med: \$316,500

21
Sales: 23
Avg: \$355,487
Med: \$315,000

20
Sales: 16
Avg: \$481,113
Med: \$457,500

10
Sales: 11
Avg: \$388,536
Med: \$340,000

103
Sales: 7
Avg: \$368,914
Med: \$365,000

100
Sales: 27
Avg: \$261,167
Med: \$202,000

32
Sales: 20
Avg: \$238,758
Med: \$239,875

30
Sales: 68
Avg: \$285,909
Med: \$251,500

31
Sales: 12
Avg: \$617,026
Med: \$469,250

110
Sales: 65
Avg: \$205,230
Med: \$184,000

101
Sales: 34
Avg: \$243,894
Med: \$199,000

41
Sales: 49
Avg: \$161,730
Med: \$156,000

50
Sales: 92
Avg: \$163,672
Med: \$160,000

111
Sales: 66
Avg: \$159,083
Med: \$157,500

80
Sales: 33
Avg: \$147,373
Med: \$122,500

40
Sales: 28
Avg: \$260,954
Med: \$230,000

70
Sales: 22
Avg: \$133,917
Med: \$137,100

51
Sales: 18
Avg: \$305,261
Med: \$288,750

92
Sales: 123
Avg: \$128,279
Med: \$126,500

90
Sales: 17
Avg: \$114,131
Med: \$99,000

42
Sales: 28
Avg: \$209,486
Med: \$189,500

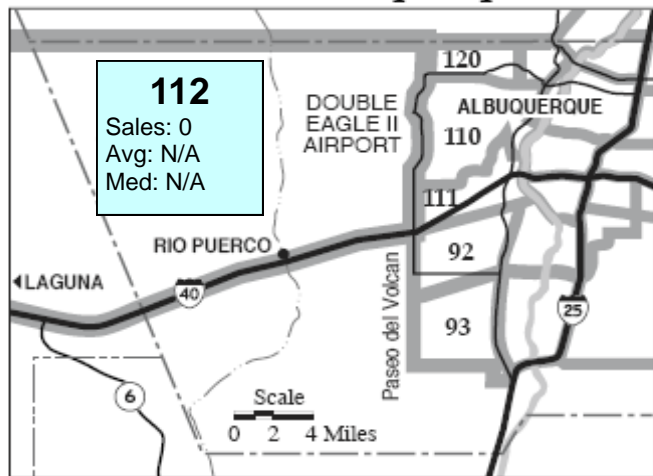
71
Sales: 24
Avg: \$177,067
Med: \$167,450

60
Sales: 16
Avg: \$288,088
Med: \$290,000

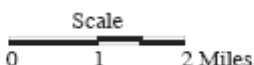
93
Sales: 5
Avg: \$158,600
Med: \$142,500

91
Sales: 16
Avg: \$139,444
Med: \$139,950

West of Albuquerque



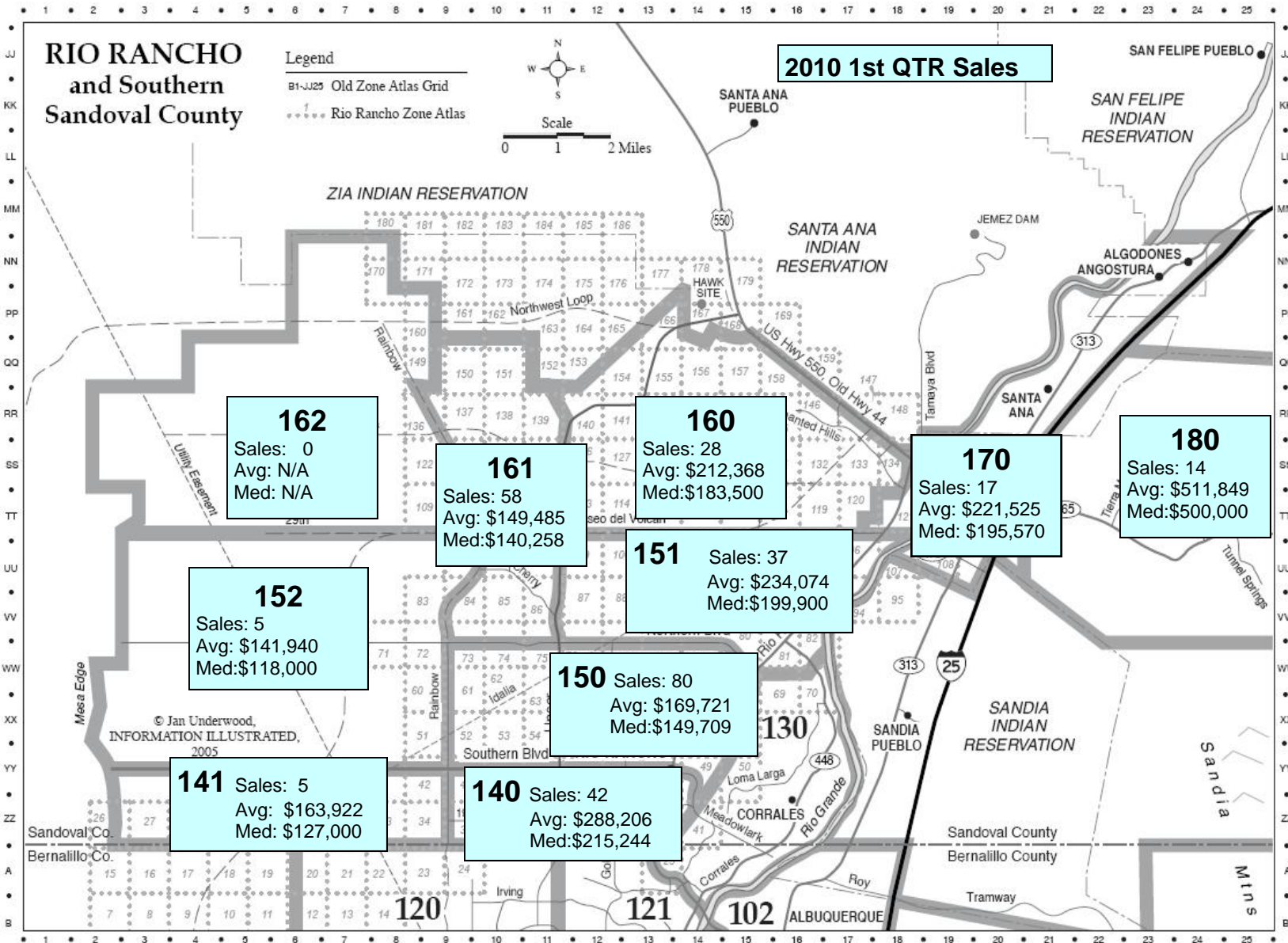
ISLETA INDIAN RESERVATION



ISLETA PUEBLO

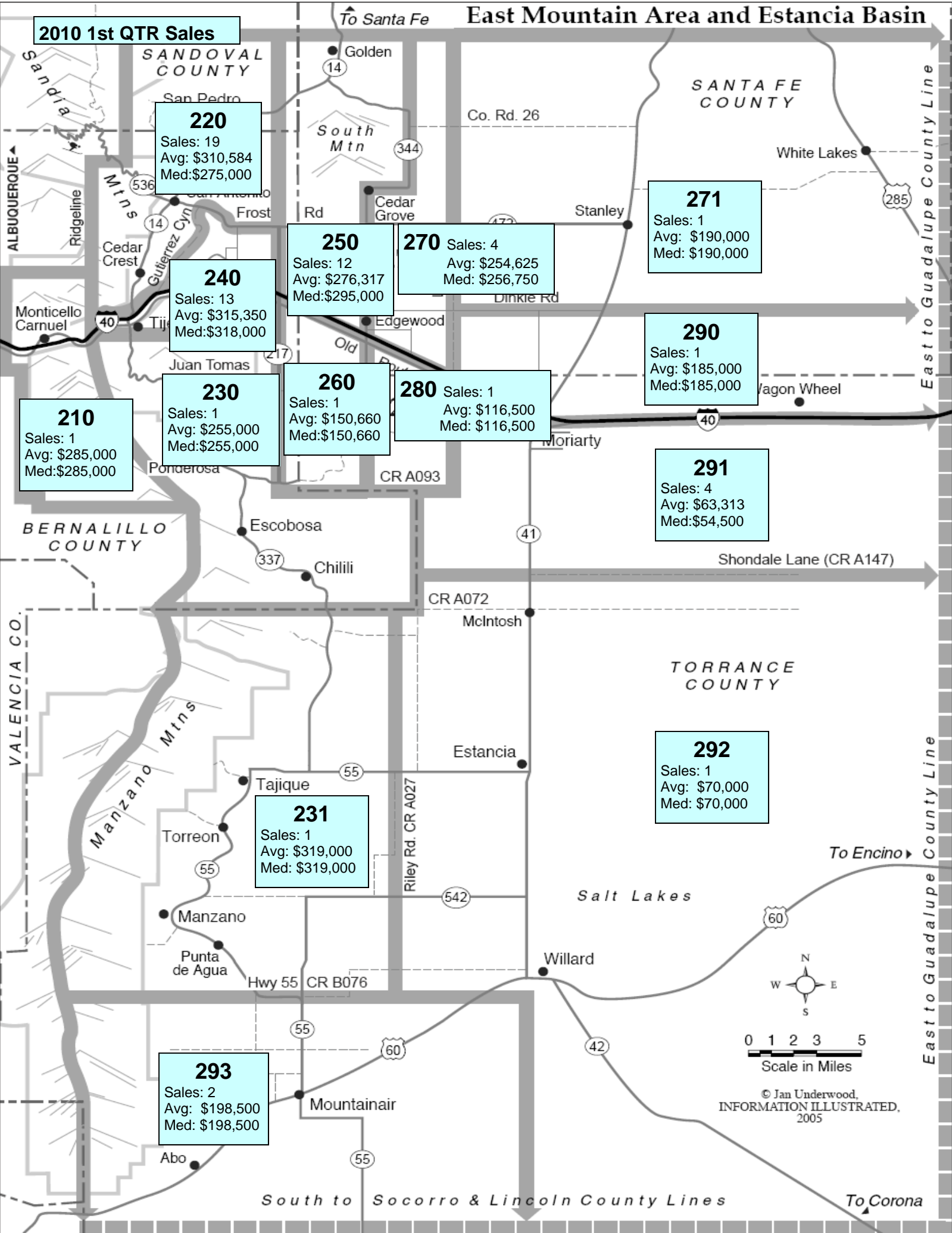
ISLETA INDIAN RESERVATION

Bernalillo County
Valencia County



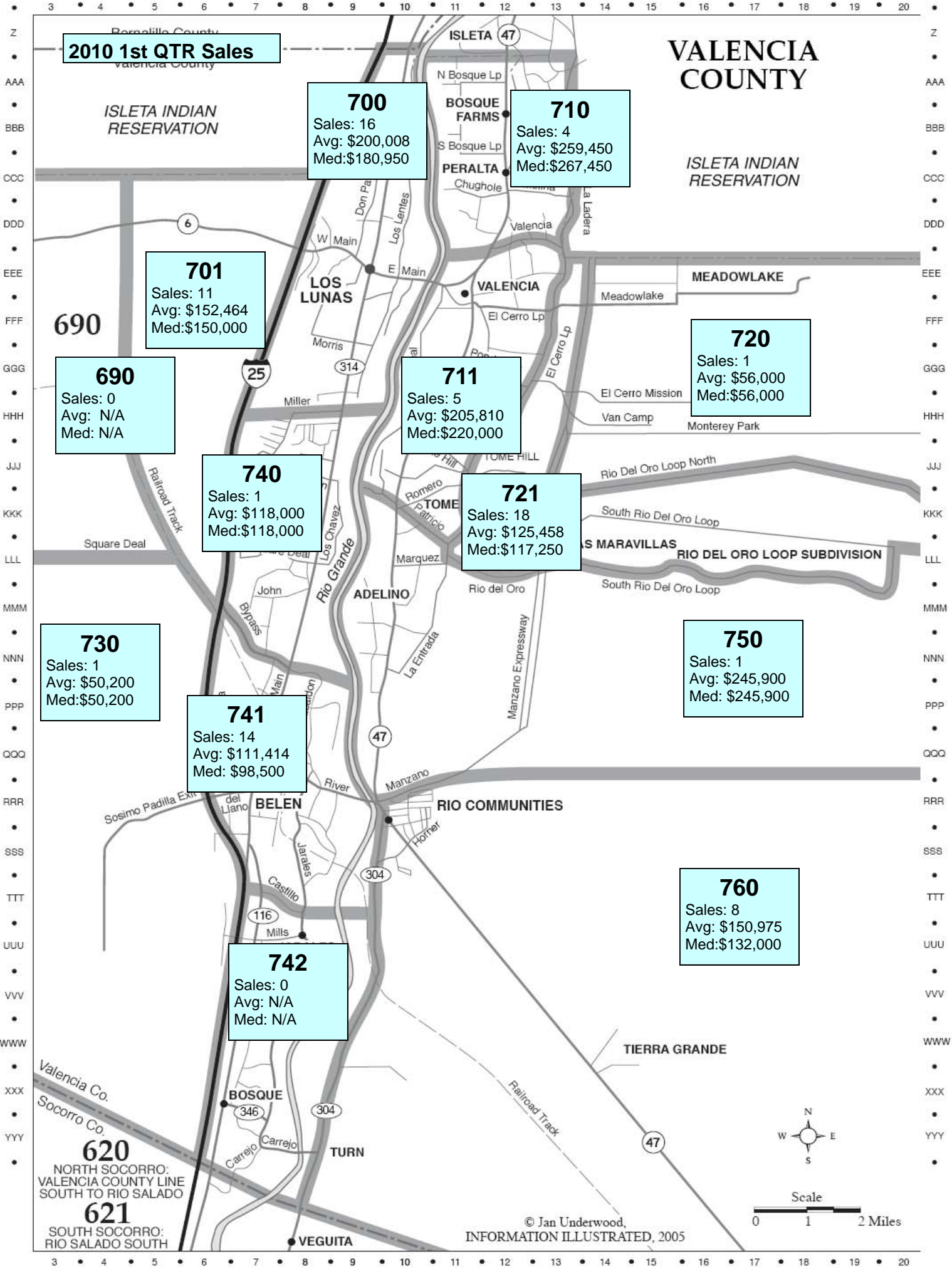
East Mountain Area and Estancia Basin

2010 1st QTR Sales



0 1 2 3 5
Scale in Miles

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INFORMATION ILLUSTRATED,
2005



2010 1st QTR Sales

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

690
Sales: 0
Avg: N/A
Med: N/A

701
Sales: 11
Avg: \$152,464
Med: \$150,000

700
Sales: 16
Avg: \$200,008
Med: \$180,950

710
Sales: 4
Avg: \$259,450
Med: \$267,450

740
Sales: 1
Avg: \$118,000
Med: \$118,000

711
Sales: 5
Avg: \$205,810
Med: \$220,000

720
Sales: 1
Avg: \$56,000
Med: \$56,000

721
Sales: 18
Avg: \$125,458
Med: \$117,250

730
Sales: 1
Avg: \$50,200
Med: \$50,200

741
Sales: 14
Avg: \$111,414
Med: \$98,500

750
Sales: 1
Avg: \$245,900
Med: \$245,900

742
Sales: 0
Avg: N/A
Med: N/A

760
Sales: 8
Avg: \$150,975
Med: \$132,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

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Scale
0 1 2 Miles