



## April 2009 Monthly Market Report

### Monthly Highlights

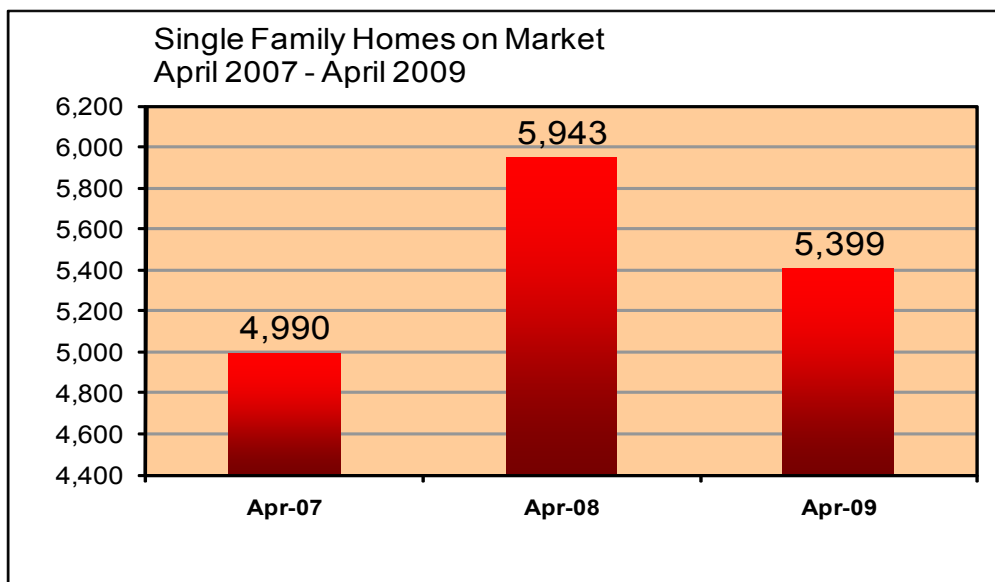
- Pending Sales for detached, single family homes are up 11.8% from the previous month and only 3.0% down from April 2008. (page 4)
- The Days on Market it takes to sell a detached single-family home is on the decline for the second month in a row. (page 8)
- 41.8 % of detached single-family homes sales in April used FHA Financing.
- Single-family home sales in Rio Rancho are identical to the April 2008 sales but the average sales price went down 14.9%. (page 11)

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# Market Inventory



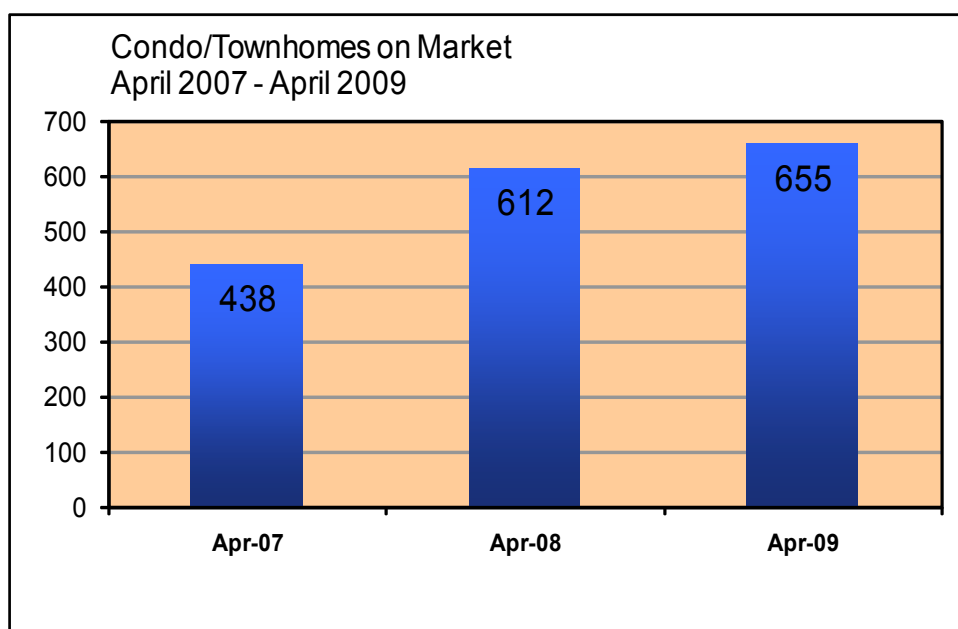
-Detached represents Existing Single-Family Detached Homes  
-Attached represents Existing Condo/Townhomes Attached Homes

## Total Active Listings

### Class R1 & R2

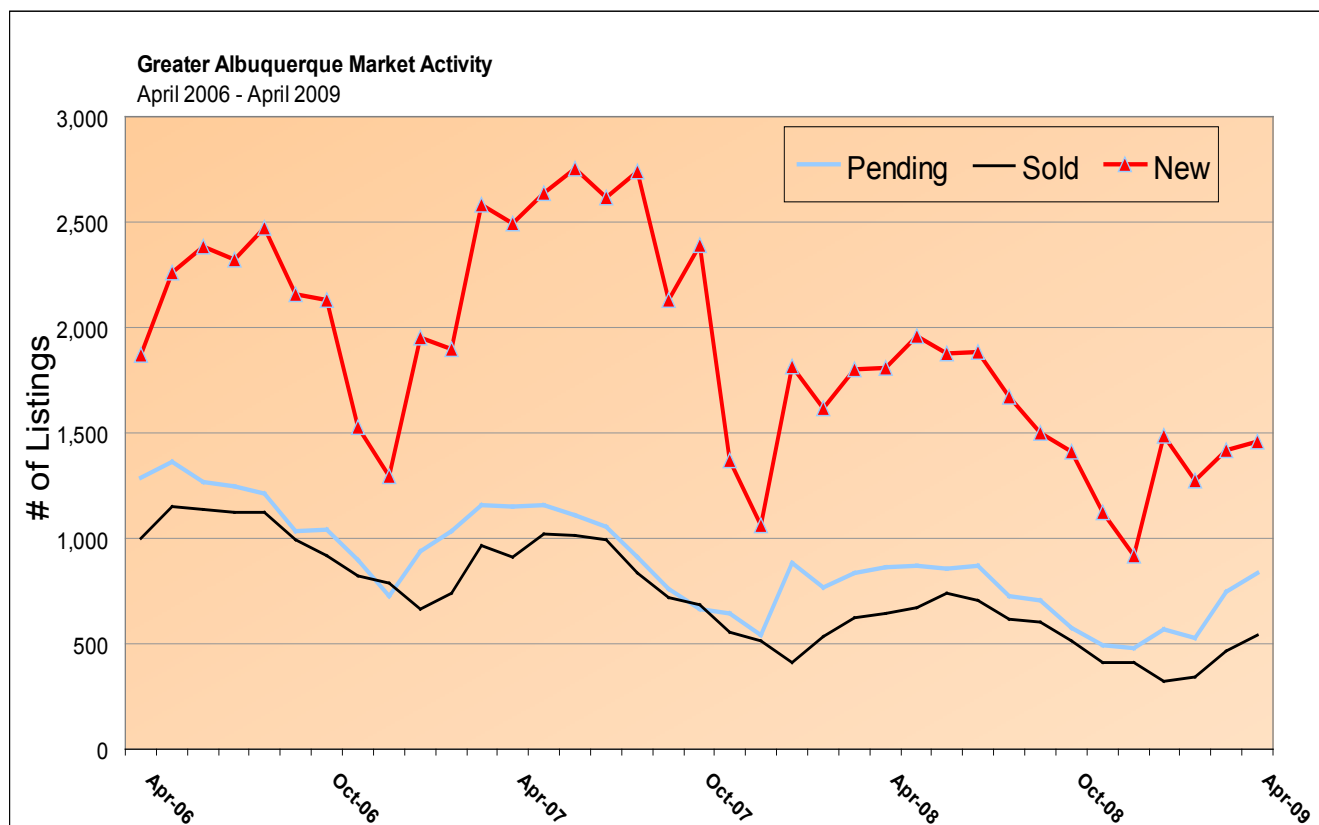
#### As of May 5, 2009:

Class R1 Active as of May 5, 2009:	5,399
Class R2 Active as of May 5, 2009:	+ 655
<b>TOTAL:</b>	<b>6,054</b>



SOURCE: Greater Albuquerque Association of REALTORS®  
Southwest MLS Sales Data is deemed reliable but not guaranteed.

# New Listings



New Listings detached					
Month/Year	2005	2006	2007	2008	2009
Jan	926	1,622	1,952	1,817	1,483
Feb	727	1,501	1,897	1,615	1,272
Mar	1,397	1,837	2,581	1,800	1,415
Apr	1,661	1,869	2,491	1,805	1,461
May	1,242	2,259	2,639	1,956	
Jun	1,918	2,381	2,755	1,878	
Jul	1,873	2,324	2,615	1,882	
Aug	1,845	2,473	2,742	1,668	
Sep	1,590	2,157	2,127	1,502	
Oct	1,790	2,133	2,393	1,411	
Nov	1,335	1,528	1,372	1,121	
Dec	1,049	1,297	1,064	917	

New Listings this month

**1,461**

Compared to last month

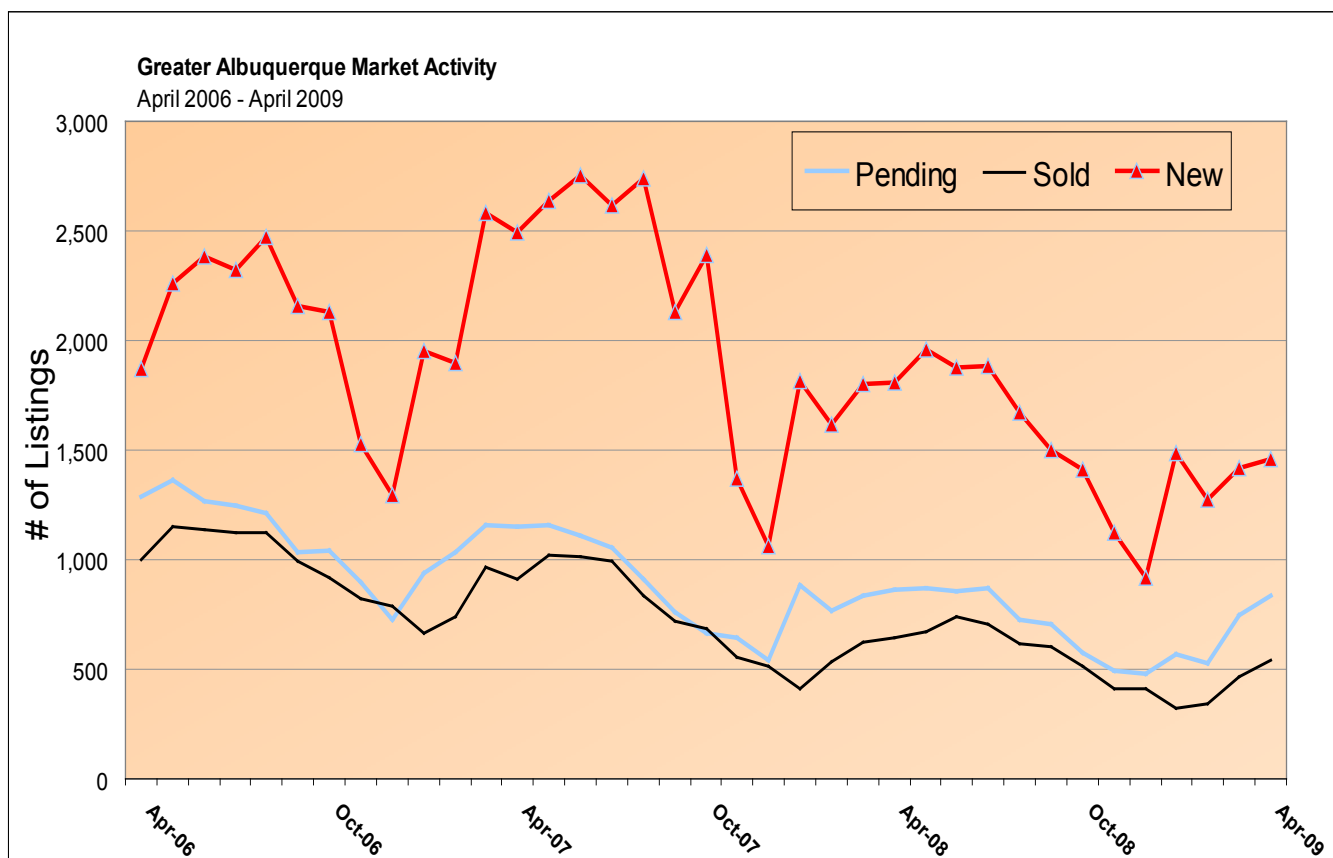
**↑ 3.3%**

Compared to April 2008

**↓ 19.1%**

SOURCE: Greater Albuquerque Association of REALTORS®  
Southwest MLS Sales Data is deemed reliable but not guaranteed.

# Pending Sales



Pending Sales detached					
Month/Year	2005	2006	2007	2008	2009
Jan	942	1,051	935	884	571
Feb	1,037	1,187	1,034	768	530
Mar	1,064	1,316	1,155	836	748
Apr	1,370	1,289	1,148	862	836
May	1,297	1,361	1,157	869	
Jun	1,414	1,264	1,108	857	
Jul	1,448	1,249	1,058	871	
Aug	1,419	1,211	911	723	
Sep	1,227	1,037	758	706	
Oct	1,229	1,042	665	575	
Nov	1,031	900	645	493	
Dec	787	729	543	477	

Pending Sales this month

**836**

Compared to last month

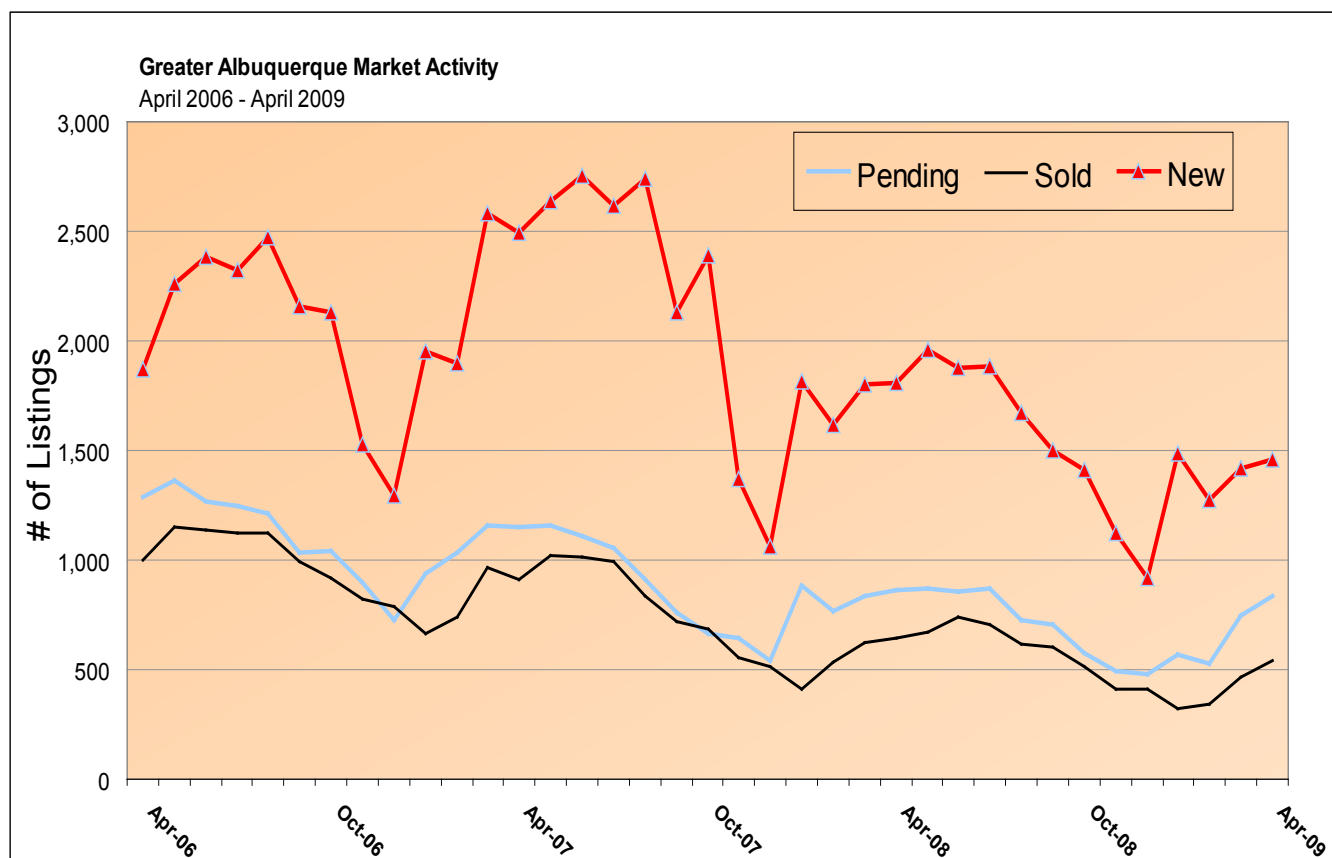
**↑ 11.8%**

Compared to April 2008

**↓ 3.0%**

SOURCE: Greater Albuquerque Association of REALTORS®  
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# Closed Sales



Closed Sales detached					
Month/Year	2005	2006	2007	2008	2009
Jan	627	754	662	408	324
Feb	725	836	741	532	343
Mar	835	1,111	964	624	465
Apr	937	1,002	910	641	542
May	1,174	1,152	1,020	674	
Jun	1,159	1,140	1,011	738	
Jul	1,231	1,123	992	704	
Aug	1,267	1,126	833	619	
Sep	1,187	990	716	604	
Oct	1,055	917	687	511	
Nov	1,021	824	556	411	
Dec	924	787	516	412	

Closed Sales this month

**542**

Compared to last month

**↑ 16.6%**

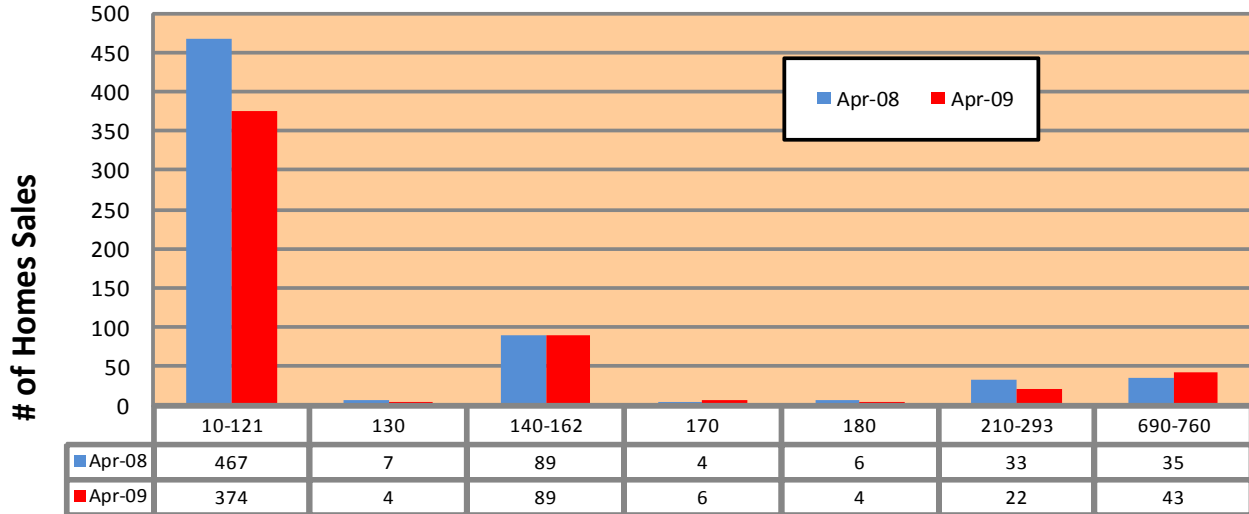
Compared to April 2008

**↓ 15.4%**

SOURCE: Greater Albuquerque Association of REALTORS®  
Southwest MLS Sales Data is deemed reliable but not guaranteed.

# Closed Sales by Market Area

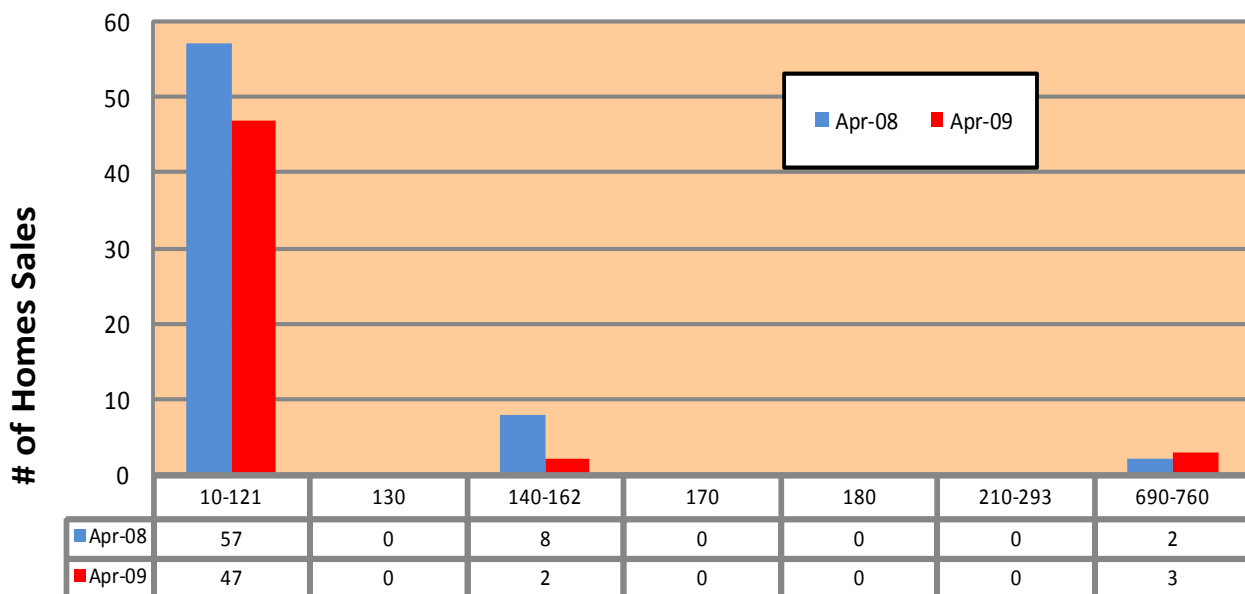
April 2008 & 2009 Detached Sales



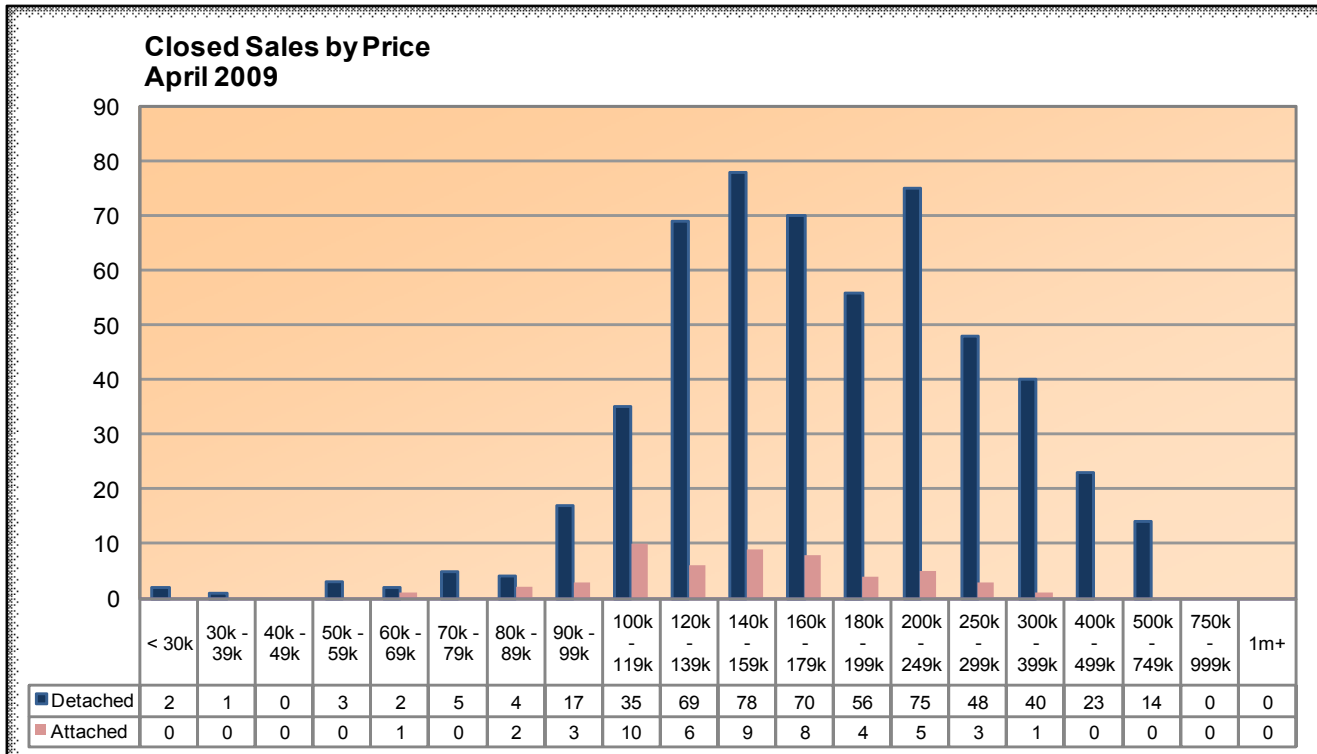
## SWMLS Market Areas

<b>10-121</b>	<b>City of Albuquerque</b>	<b>130</b>	<b>Corrales</b>
<b>140-162</b>	<b>Rio Rancho</b>	<b>170</b>	<b>Bernalillo</b>
<b>180</b>	<b>Placitas</b>	<b>210-293</b>	<b>East Mountains</b>
<b>690-760</b>	<b>Los Lunas, Belen, Bosque Farms</b>		

April 2008 & 2009 Attached Sales



# Closed Sales by Price



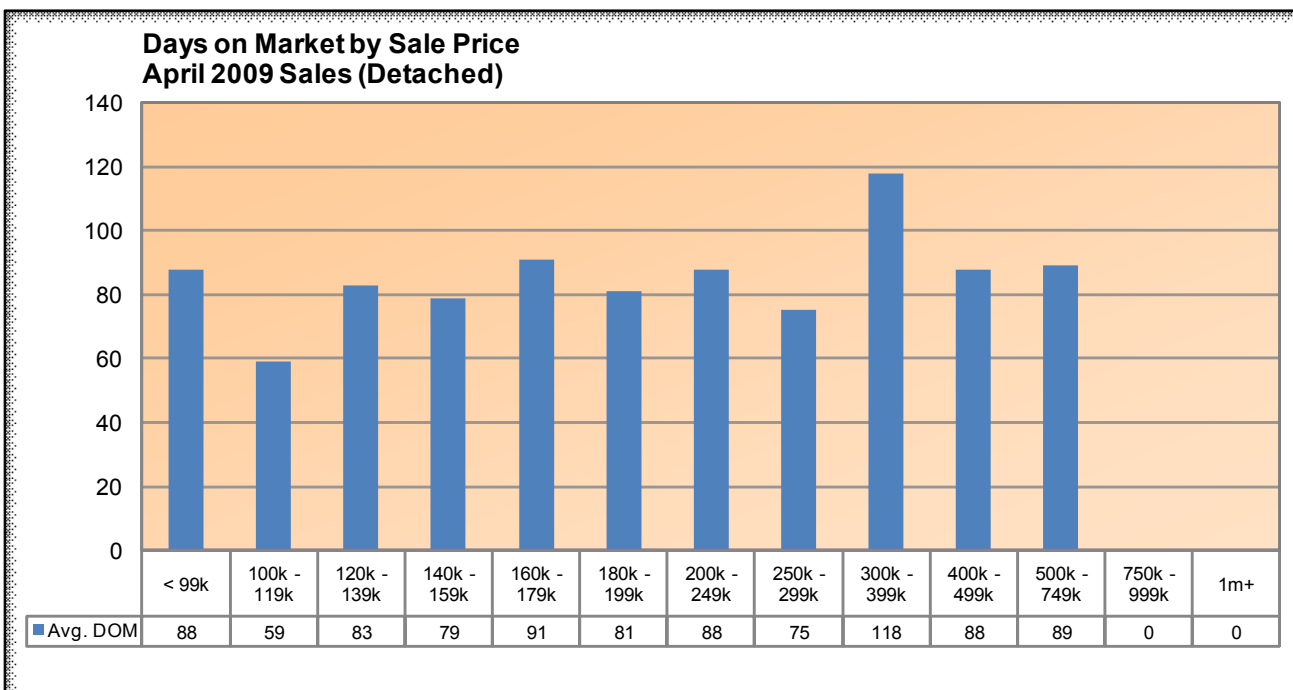
Top Selling Price Range for Detached Homes

**\$140,000-\$159,000**

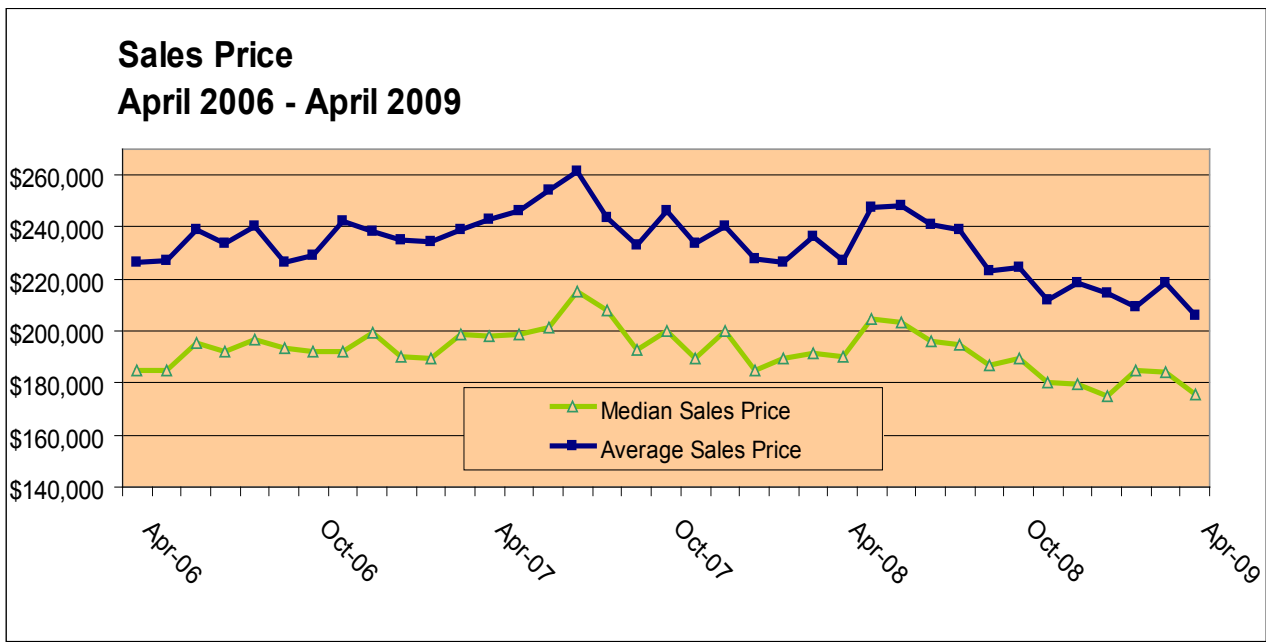
Top Selling Price Range for Attached Homes

**\$100,000-\$119,000**

# Days on Market by Sale Price



# Home Sales Prices



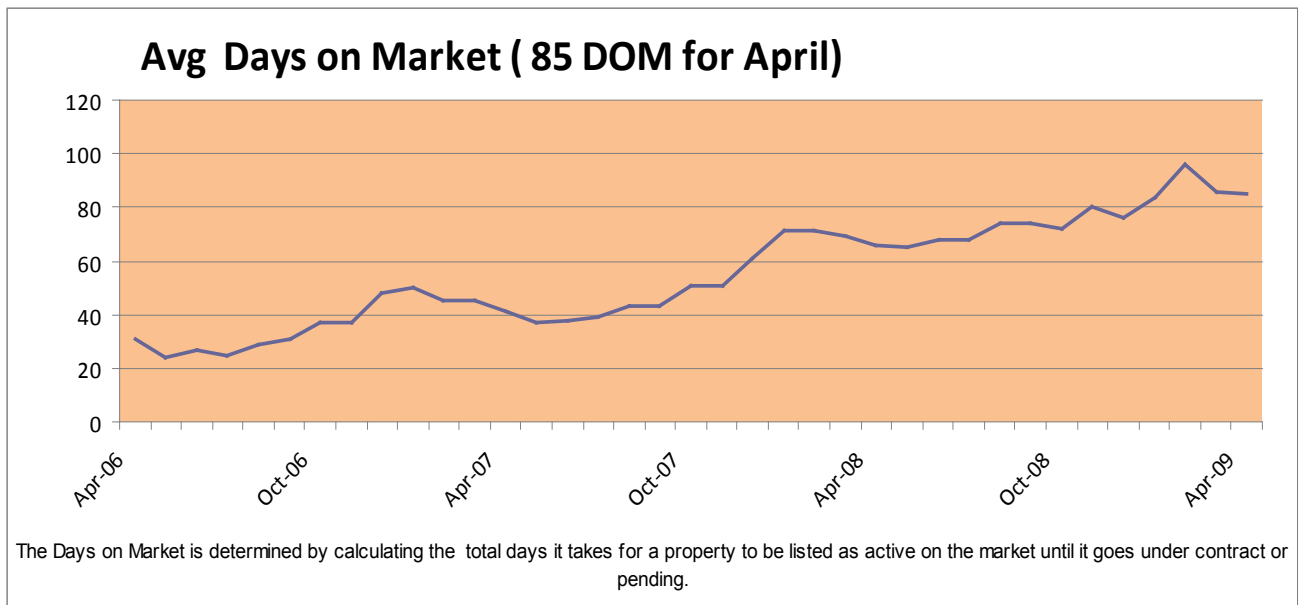
Median Sales Price for Single Family Homes

**\$175,500**

Average Sales Price for Single Family Homes

**\$206,070**

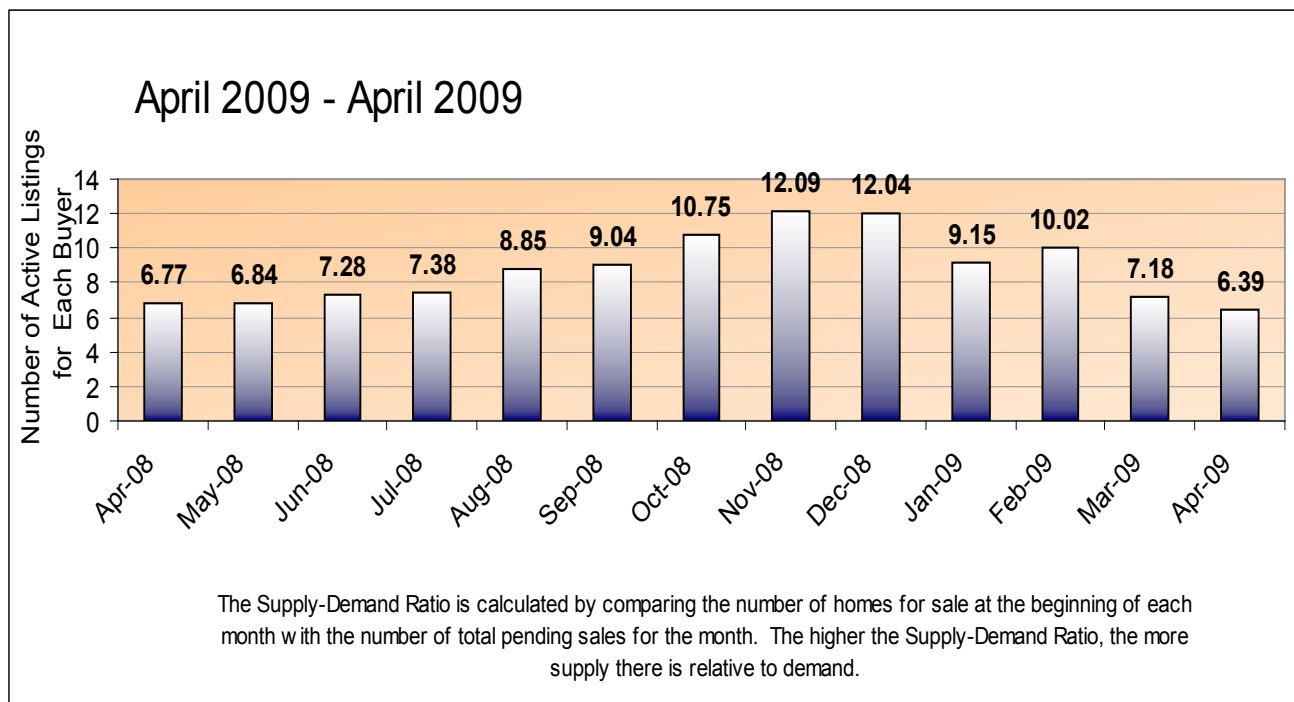
# Days on Market



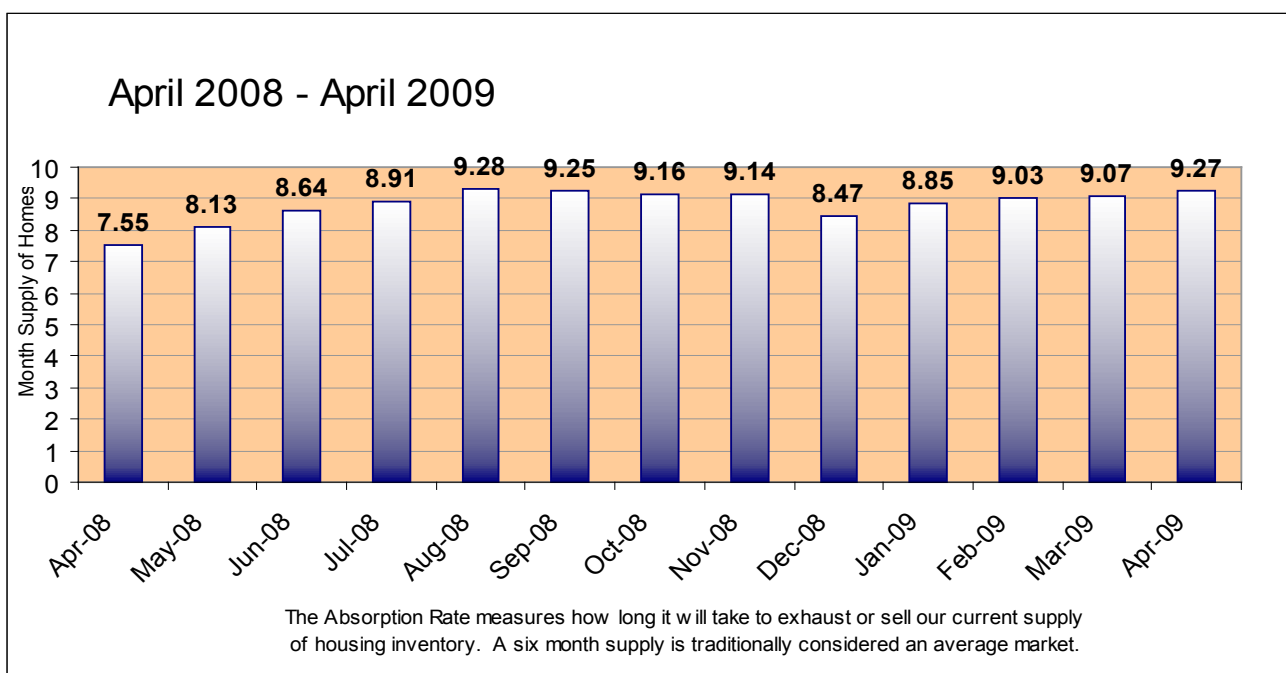
SOURCE: Greater Albuquerque Association of REALTORS®  
 Southwest MLS Sales Data is deemed reliable but not guaranteed.



## Supply-Demand Ratio



## Absorption Rate



# Market Overview

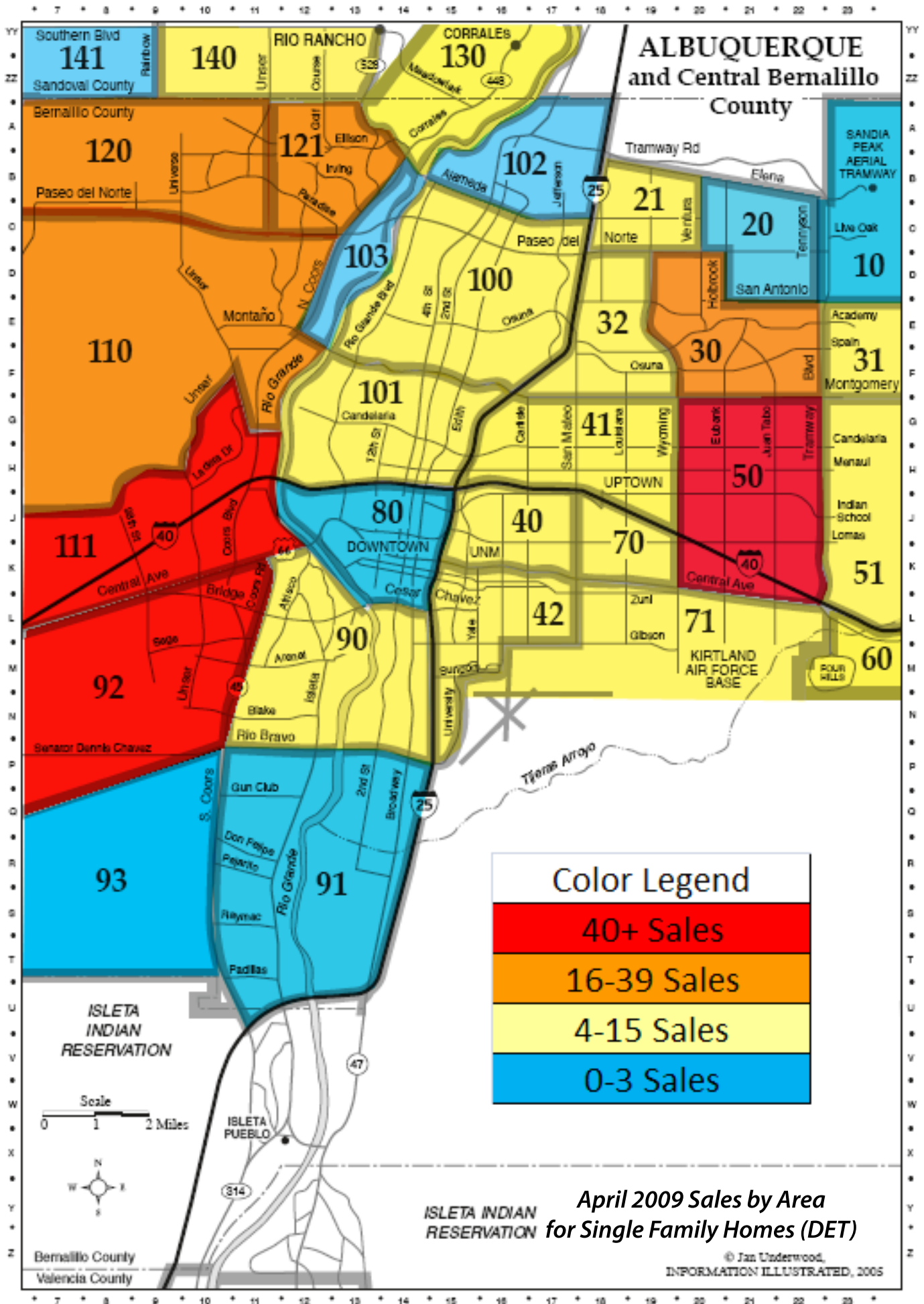
2009		(DET) 2009	(DET) 2008	Percent Change	(ATT) 2009	(ATT) 2008	Percent Change	(DET+ATT) 2009 Year-to-Date	(DET+ATT) 2008 Year-to-Date	Percent Change
New Listings	Apr	1,461	1,805	-19.06%	145	188	-22.87%	6,290	7,790	-19.26%
	May		1,956	--		206	--		9,952	--
	Jun		1,878	--		168	--		11,998	--
Pending Sales	Apr	836	862	-3.02%	85	98	-13.27%	2,947	3,719	-20.76%
	May		869	--		92	--		4,680	--
	Jun		857	--		89	--		5,626	--
Closed Sales	Apr	542	641	-15.44%	52	67	-22.39%	1,837	2,463	-25.42%
	May		674	--		72	--		3,209	--
	Jun		738	--		85	--		4,032	--
Dollar Volume of Closed Sales (in millions)	Apr	\$111.6	\$145.5	-23.30%	\$8.1	\$10.7	-24.30%	\$380.0	\$548.0	-30.66%
	May		\$166.7	--		\$12.9	--		\$727.6	--
	Jun		\$183.3	--		\$13.9	--		\$924.8	--
Median Sales Price	Apr	\$175,500	\$189,000	-7.14%	\$153,700	\$152,000	1.12%	--	--	--
	May		\$205,000	--		\$163,500	--		--	--
	Jun		\$203,500	--		\$157,000	--		--	--
Average Sales Price	Apr	\$206,070	\$227,281	-9.33%	\$156,420	\$160,248	-2.39%	--	--	--
	May		\$247,295	--		\$180,035	--		--	--
	Jun		\$248,375	--		\$164,510	--		--	--
Total Active Listings Available	Apr	5,399	5,943	-9.15%	655	612	7.03%	--	--	--
	May		6,241	--		632	--		--	--
	Jun		6,428	--		646	--		--	--
Average Days on Market	Apr	85	66	28.79%	105	75	40.00%	--	--	--
	May		65	--		67	--		--	--
	Jun		68	--		62	--		--	--

SOURCE: Greater Albuquerque Association of REALTORS®  
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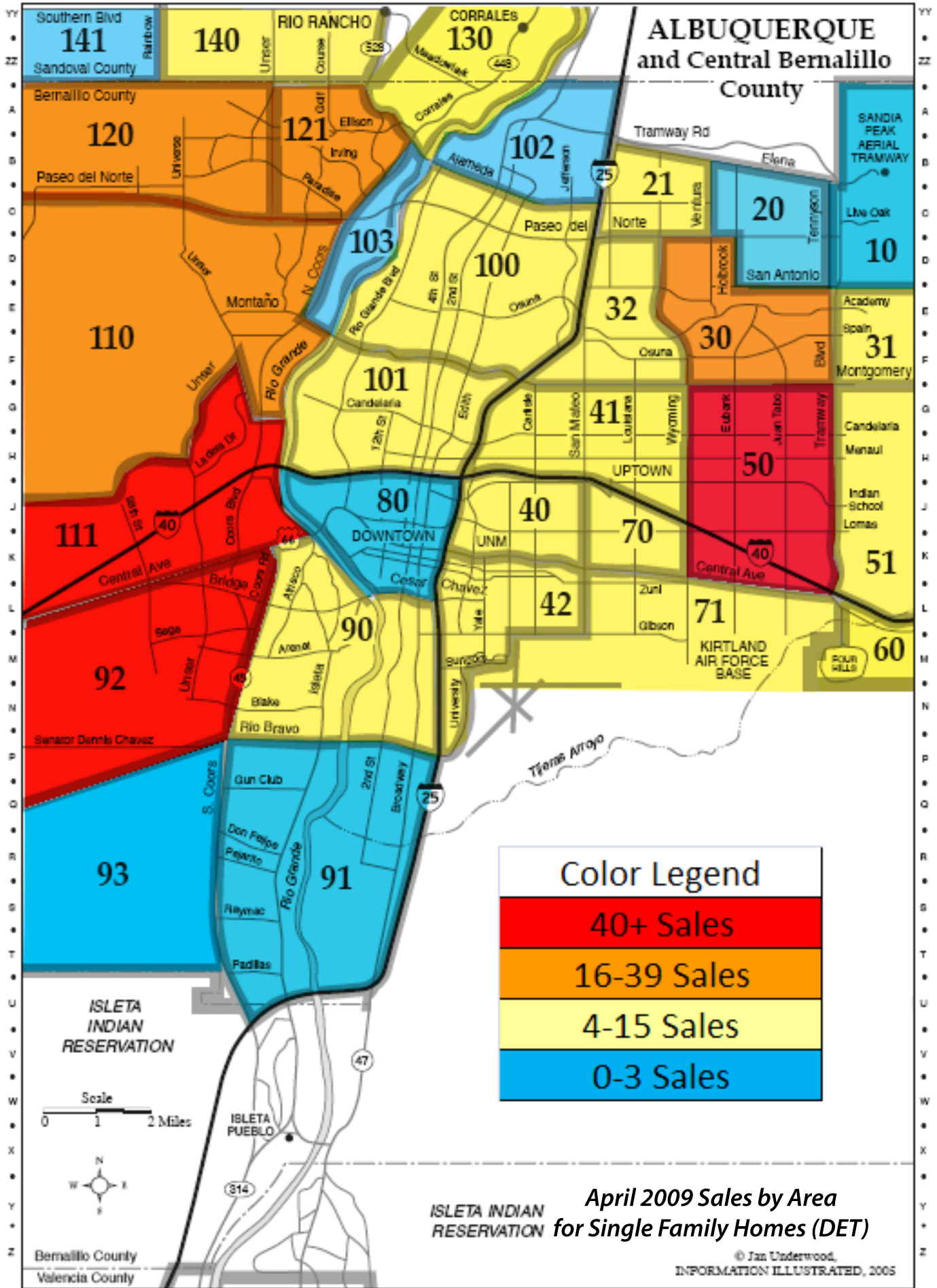
# Market Comparison

	RIO RANCHO			ABQ AREA					
	(DET) 2009	(DET) 2008	Percent Change		(DET) 2009	(DET) 2008	Percent Change		
New Listings	Apr	255	300	-15.00%	Apr	970	1,207	-19.64%	
	May		309		May		1,315		
	Jun		371		Jun		1,264		
Pending Sales	Apr	146	153	-4.58%	Apr	590	595	-0.84%	
	May		130		May		645		
	Jun		122		Jun		625		
Closed Sales	Apr	89	89	0.00%	Apr	374	467	-19.91%	
	May		112		May		478		
	Jun		98		Jun		548		
Median Sales Price	Apr	\$160,000	\$184,000	-13.04%	Apr	\$178,000	\$189,000	-5.82%	
	May		\$195,750		May		\$201,000		
	Jun		\$187,000		Jun		\$207,000		
Average Sales Price	Apr	\$185,886	\$218,422	-14.90%	Apr	\$205,901	\$227,641	-9.55%	
	May		\$219,209		May		\$244,330		
	Jun		\$199,978		Jun		\$249,198		
Total Active	Apr	934	1,045	-10.62%	Apr	3,245	3,647	-11.02%	
	May		1,113		May		3,766		
	Jun		1,160		Jun		3,886		
Average Days on Market	Apr	103	71	45.07%	Apr	70	60	16.67%	
	May		74		May		61		
	Jun		75		Jun		63		

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\* 7 \* 8 \* 9 \* 10 \* 11 \* 12 \* 13 \* 14 \* 15 \* 16 \* 17 \* 18 \* 19 \* 20 \* 21 \* 22 \* 23 \*



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