



August 2009 Monthly Market Report

Monthly Highlights

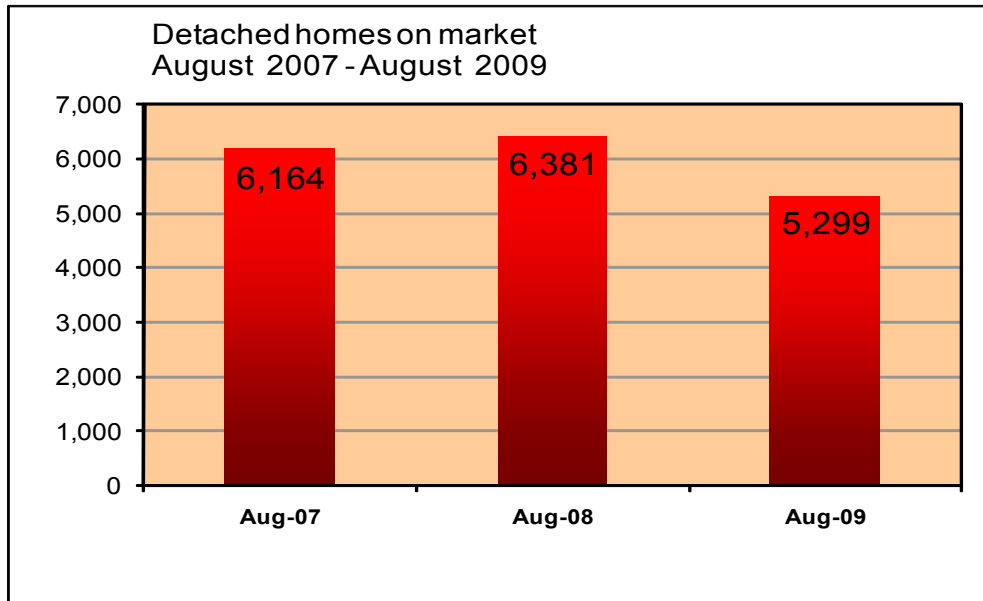
- Pending sales for single-family, detached homes are up 12.69% from the previous month and increased 36.38% from the previous year.
- Single-family, detached homes sales for Albuquerque show an increase of 0.7% from the previous year.
- Single-family, detached home sales for Rio Rancho are up 8.33% from the previous year.
- Home sales for condos/townhomes in the Southwest MLS market areas are up 34.38% from the previous year.

Contact: Don Padilla, Chairman of the Board, 505-275-3615, dpadilla@gaar.com

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Market Inventory



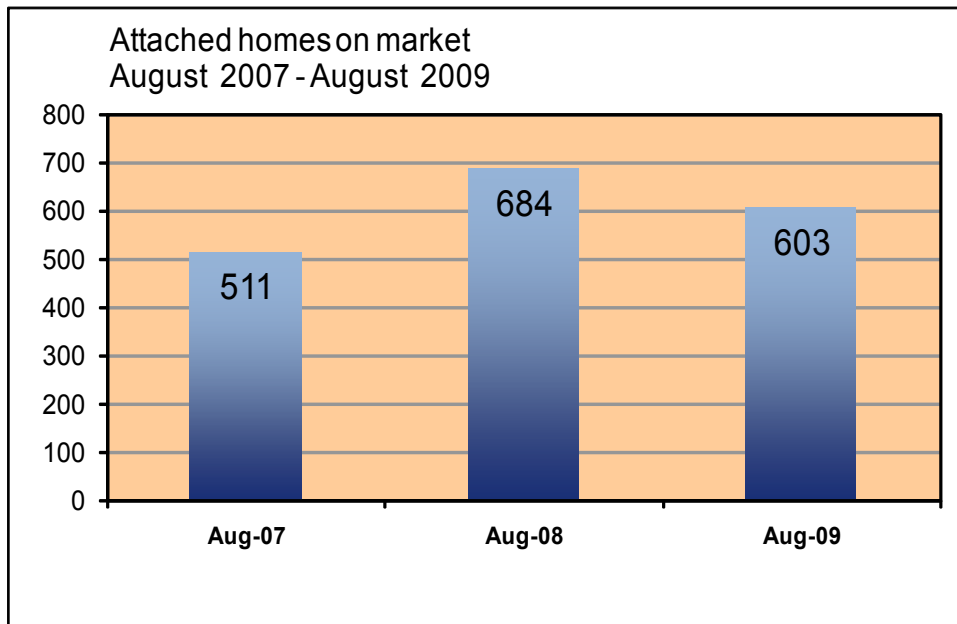
Detached represents existing single-family detached homes

Total Active Listings as of September 5, 2009

Active detached: 5,299

Active attached: + 603

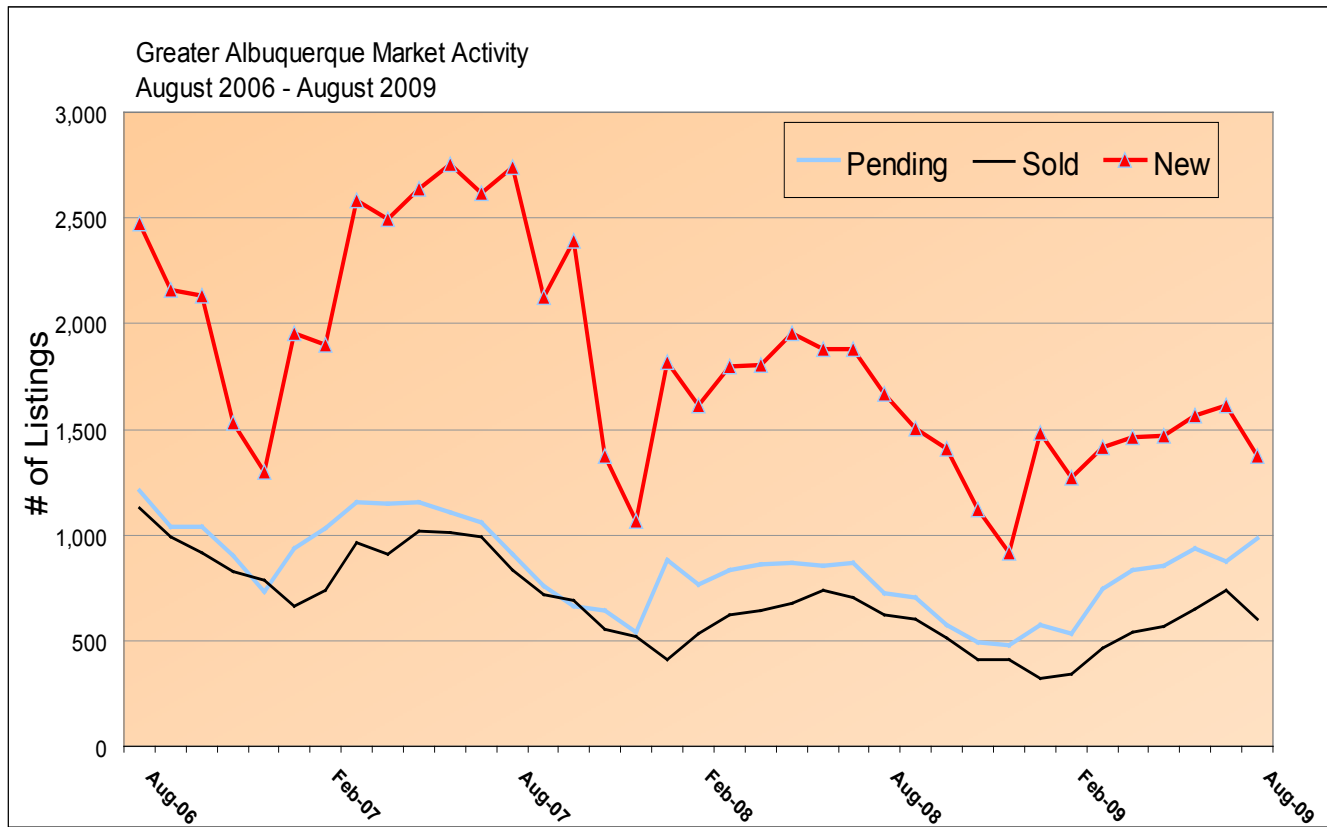
Total: 5,902



Attached represents existing condo/townhomes attached homes

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable 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	1,472
Jun	1,918	2,381	2,755	1,878	1,564
Jul	1,873	2,324	2,615	1,882	1,610
Aug	1,845	2,473	2,742	1,668	1,375
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

1,375

Compared to last month

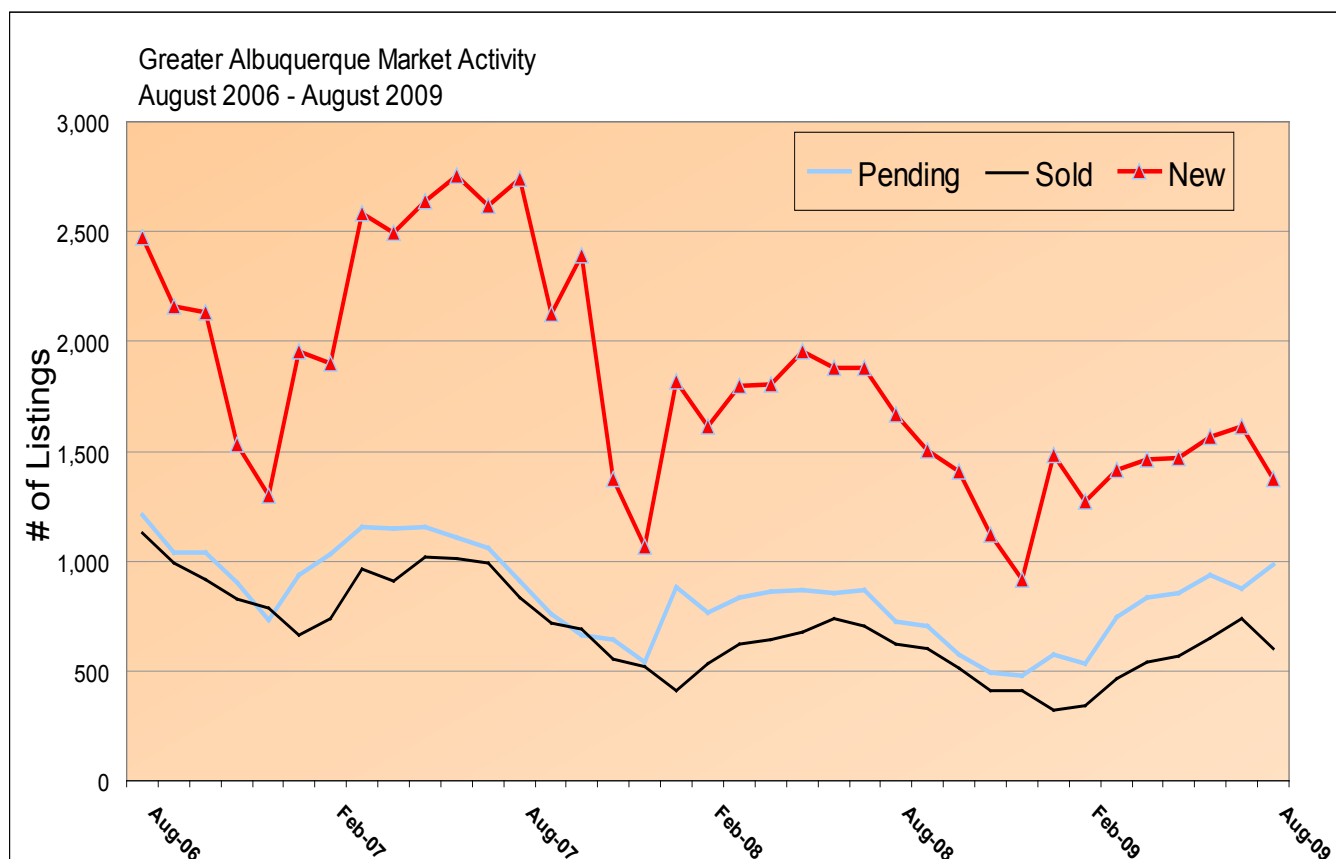
↓ 14.60%

Compared to August 2008

↓ 17.57%

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable 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	856
Jun	1,414	1,264	1,108	857	933
Jul	1,448	1,249	1,058	871	875
Aug	1,419	1,211	911	723	986
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

986

Compared to last month

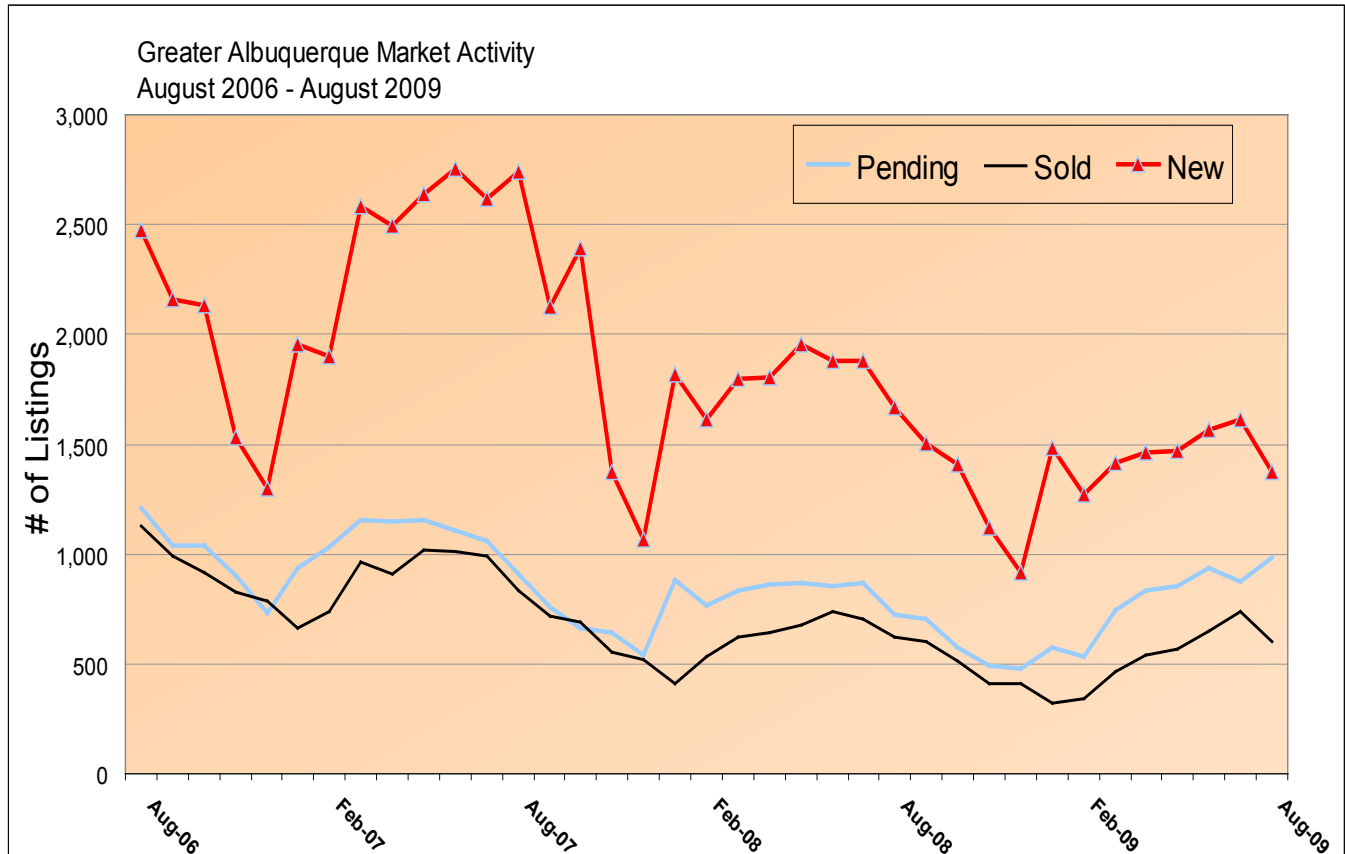
↑ 12.69%

Compared to August 2008

↑ 36.38%

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

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	566
Jun	1,159	1,140	1,011	738	649
Jul	1,231	1,123	992	704	735
Aug	1,267	1,126	833	619	600
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

600

Compared to last month

↓ 18.37%

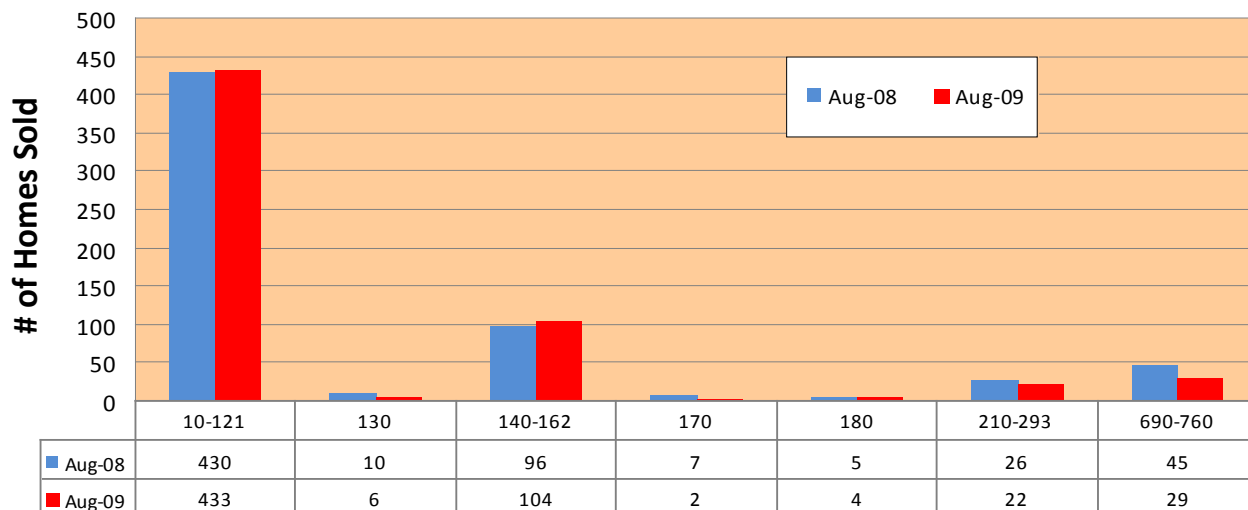
Compared to August 2008

↓ 3.07%

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

Closed Sales by Market Area

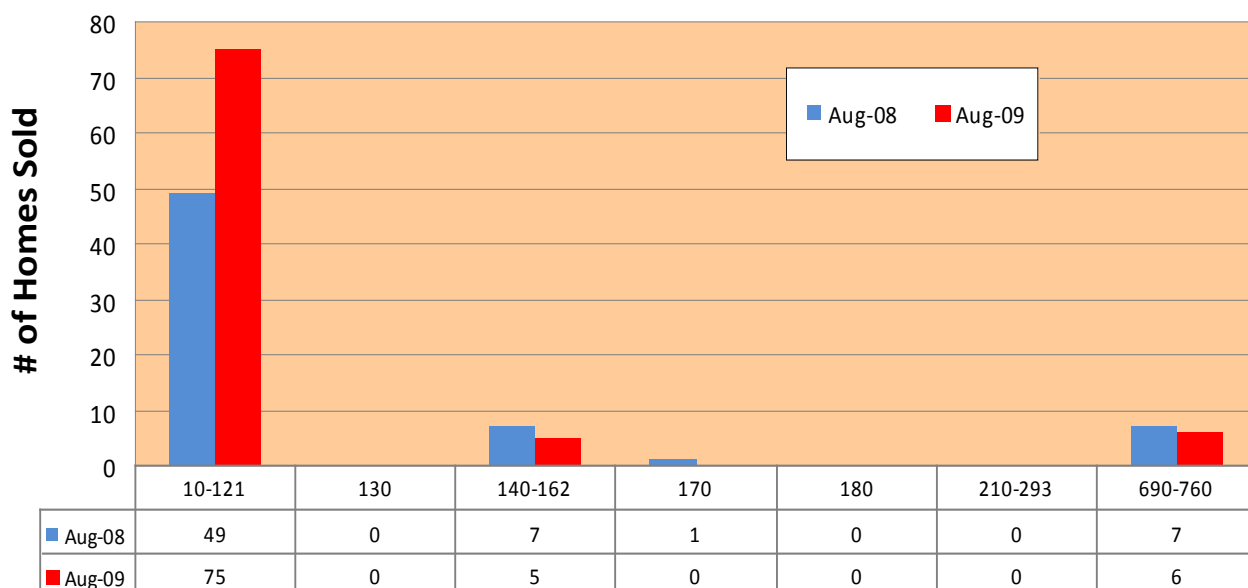
August 2008 & 2009 Detached Sales



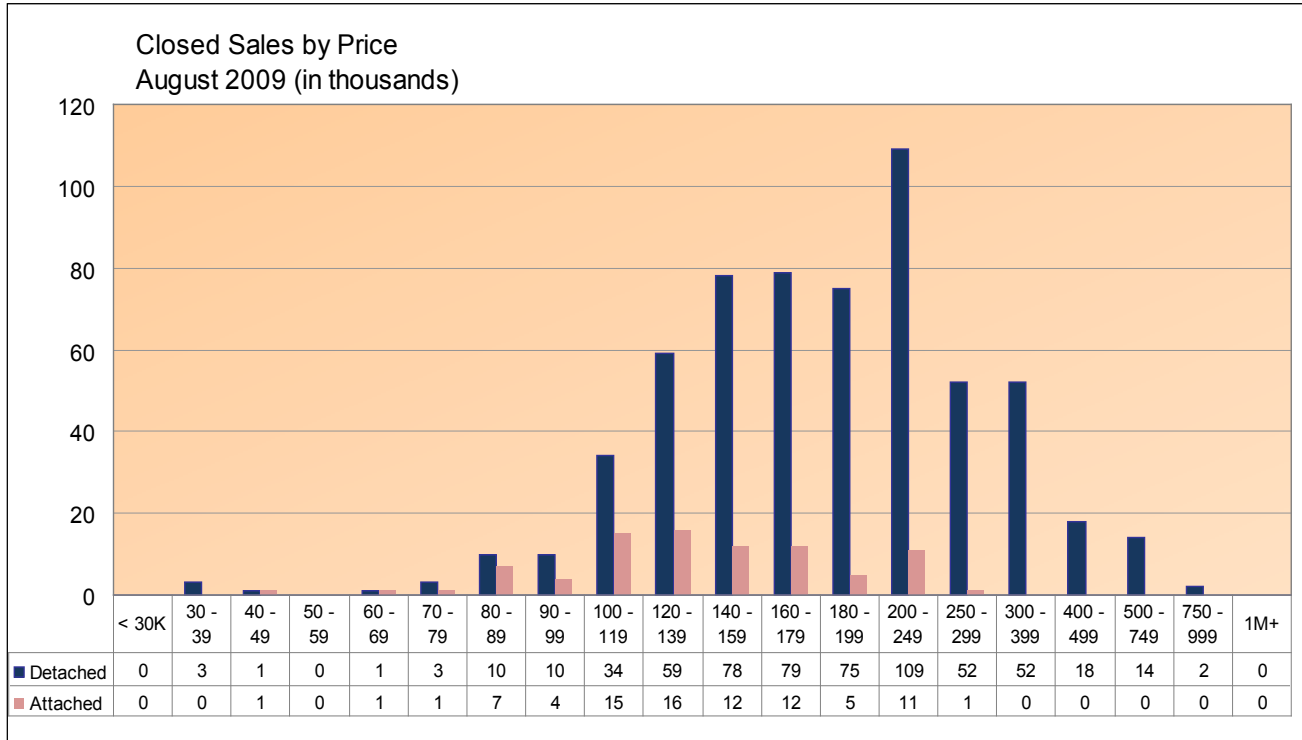
SWMLS Market Areas

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

August 2008 & 2009 Attached Sales



Closed Sales by Price



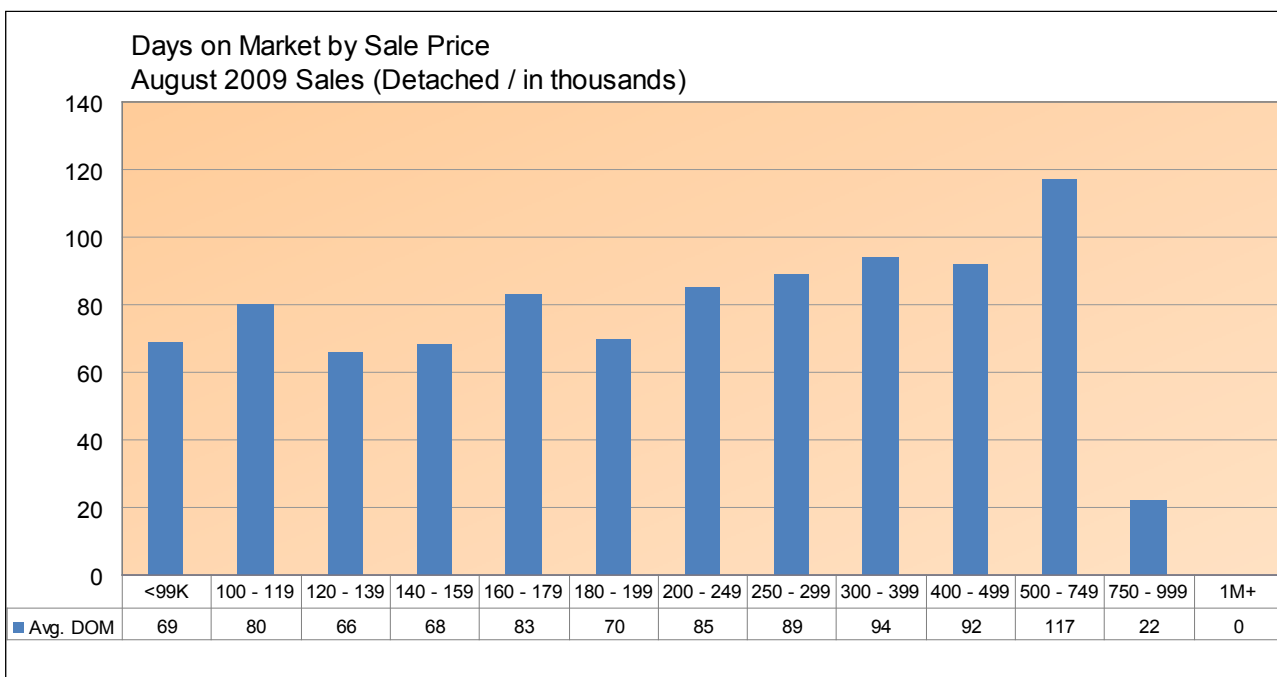
Top Selling Price Range for Detached Homes

\$200,000 - \$249,000

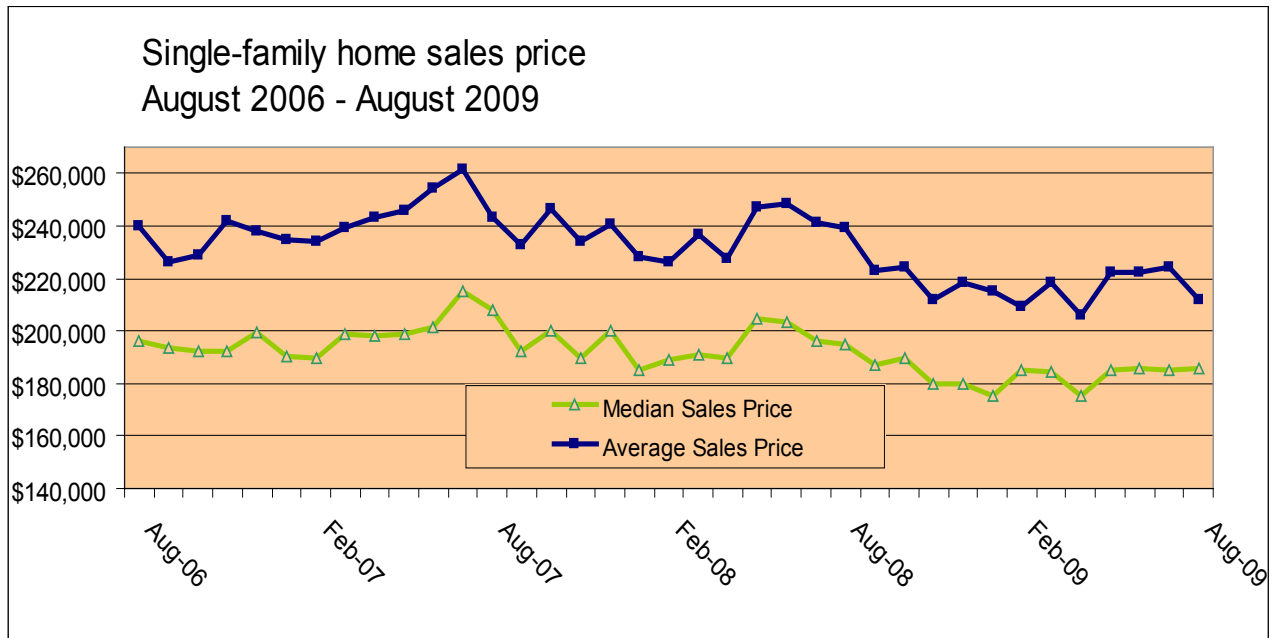
Top Selling Price Range for Attached Homes

\$120,000 - \$139,000

Days on Market by Sale Price



Home Sales Prices



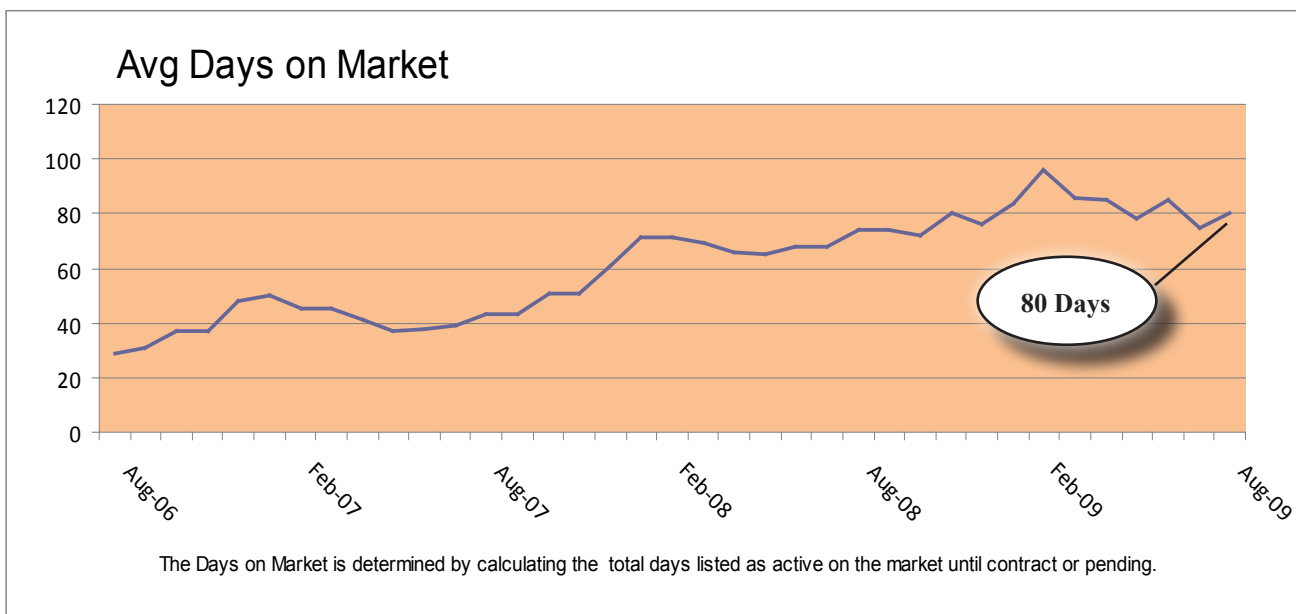
Median Sales Price for Single-Family Homes

\$186,000

Average Sales Price for Single-Family Homes

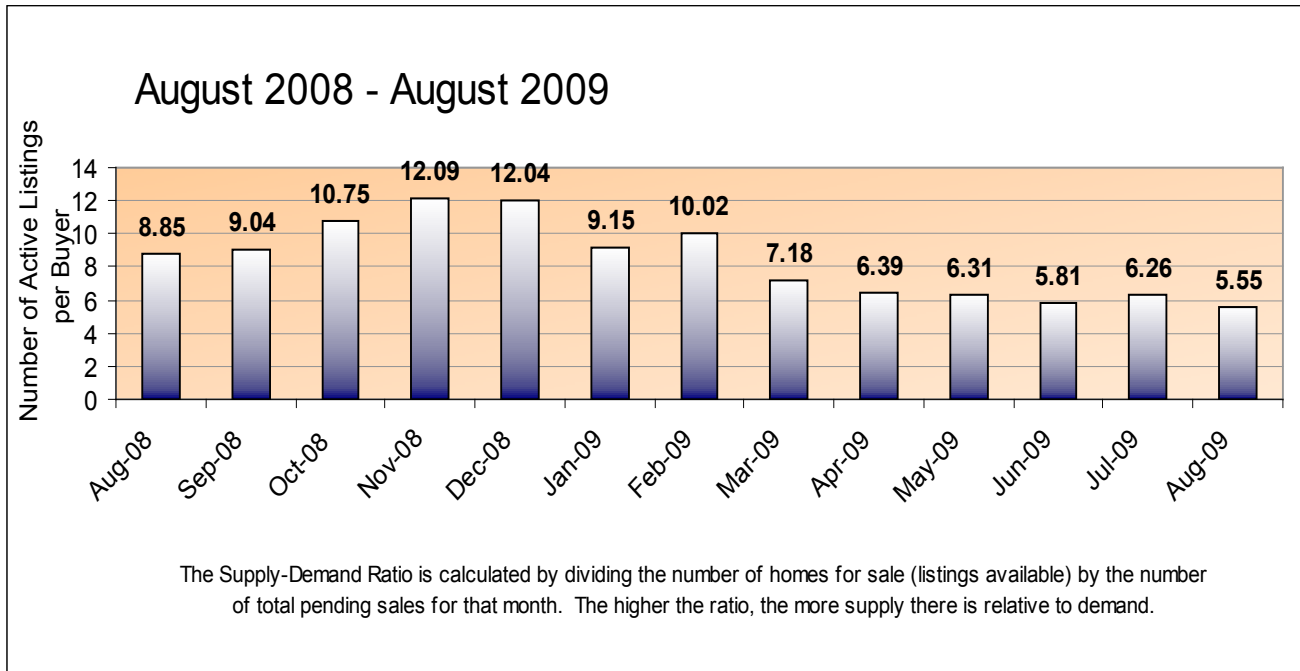
\$211,969

Days on Market

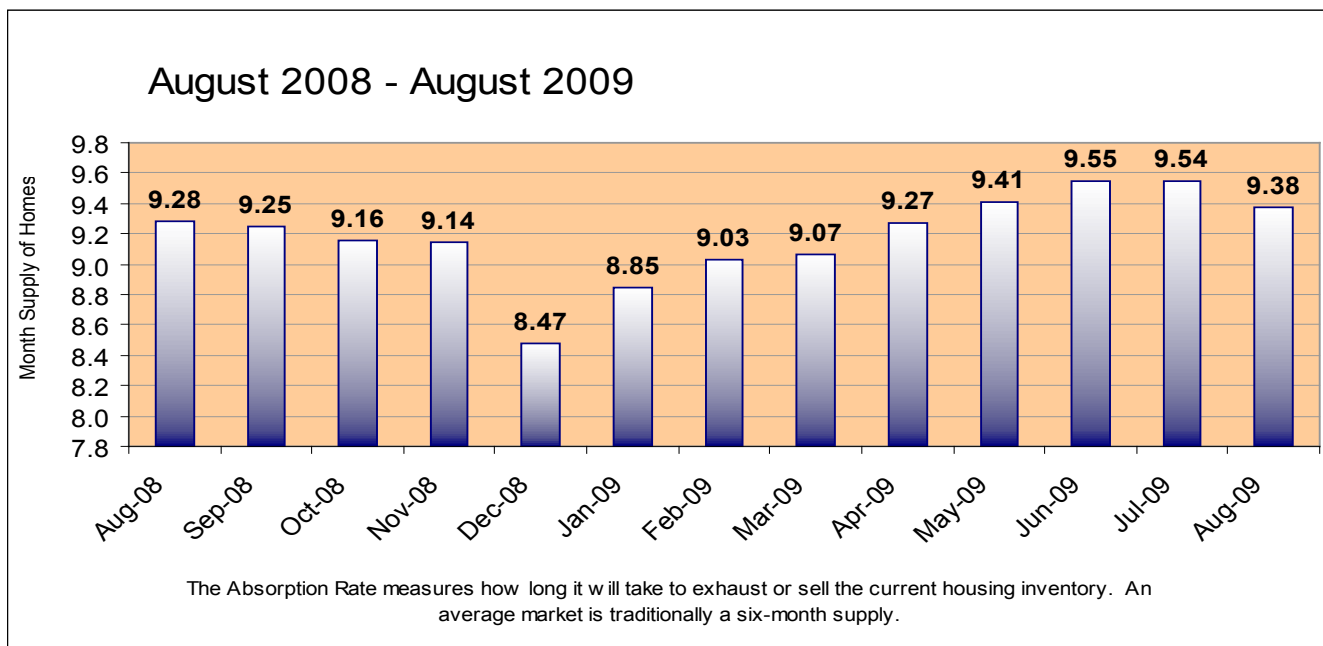


SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Supply-Demand Ratio



Absorption Rate



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

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	Jul	1,610	1,882	-14.45%	189	200	-5.50%	11,459	14,080	-18.62%
	Aug	1,375	1,668	-17.57%	165	157	5.10%	12,999	15,905	-18.27%
	Sep		1,502			145			17,552	
Pending Sales	Jul	875	871	0.46%	110	106	3.77%	5,919	6,603	-10.36%
	Aug	986	723	36.38%	114	86	32.56%	7,019	7,412	-5.30%
	Sep		706			75			8,193	
Closed Sales	Jul	735	704	4.40%	94	69	36.23%	4,005	4,805	-16.65%
	Aug	600	619	-3.07%	86	64	34.38%	4,691	5,489	-14.54%
	Sep		604			62			6,155	
Dollar Volume of Closed Sales (in millions)	Jul	\$164.8	\$169.7	-2.89%	\$14.5	\$11.4	27.19%	\$848.0	\$1,105.9	-23.32%
	Aug	\$127.2	\$147.9	-14.00%	\$12.5	\$9.7	28.87%	\$987.7	\$1,263.5	-21.83%
	Sep		\$134.7			\$9.4			\$1,407.6	
Median Sales Price	Jul	\$185,000	\$196,000	-5.61%	\$139,000	\$150,000	-7.33%			
	Aug	\$186,000	\$195,000	-4.62%	\$137,500	\$141,300	-2.69%	--	--	--
	Sep		\$186,750			\$135,000				
Average Sales Price	Jul	\$224,271	\$240,986	-6.94%	\$154,399	\$165,437	-6.67%			
	Aug	\$211,969	\$239,018	-11.32%	\$144,768	\$150,457	-3.78%	--	--	--
	Sep		\$222,947			\$151,205				
Total Active Listings Available	Jul	5,476	6,402	-14.46%	652	680	-4.12%			
	Aug	5,299	6,381	-16.96%	603	684	-11.84%	--	--	--
	Sep		6,181			675				
Average Days on Market	Jul	75	68	10.29%	90	77	16.88%			
	Aug	80	74	8.11%	82	79	3.80%	--	--	--
	Sep		74			73				

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Market Snapshot - Albuquerque & Rio Rancho

ABQ AREA		RIO RANCHO			Percent Change			
		(DET) 2009	(DET) 2008	(DET) 2008				
New Listings	Jul	1,066	1,249	-14.65%	Jul	248	330	-24.85%
	Aug	938	1,060	-11.51%	Aug	197	317	-37.85%
	Sep		973	-	Sep		272	-
Pending Sales	Jul	620	580	6.90%	Jul	160	144	11.11%
	Aug	687	494	39.07%	Aug	167	137	21.90%
	Sep		503	-	Sep		121	-
Closed Sales	Jul	522	510	2.35%	Jul	123	103	19.42%
	Aug	433	430	0.70%	Aug	104	96	8.33%
	Sep		436	-	Sep		94	-
Median Sales Price	Jul	\$188,000	\$200,000	-6.00%	Jul	\$161,000	\$180,000	-10.56%
	Aug	\$187,000	\$196,925	-5.04%	Aug	\$169,700	\$176,500	-3.85%
	Sep		\$187,000	-	Sep		\$171,750	-
Average Sales Price	Jul	\$230,848	\$246,413	-6.32%	Jul	\$188,482	\$211,416	-10.85%
	Aug	\$212,016	\$241,214	-12.10%	Aug	\$198,615	\$197,078	0.78%
	Sep		\$218,753	-	Sep		\$189,508	-
Total Active	Jul	3,271	3,898	-16.09%	Jul	893	1,148	-22.21%
	Aug	3,185	3,860	-17.49%	Aug	840	1,126	-25.40%
	Sep		3,717	-	Sep		1,055	-
Average Days on Market	Jul	71	64	10.94%	Jul	81	71	14.08%
	Aug	73	62	17.74%	Aug	89	80	11.25%
	Sep		69	-	Sep		71	-

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East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin			(DET) 2009	(DET) 2008	Percent Change	Valencia County			(DET) 2009	(DET) 2008	Percent Change
New Listings	Jul Aug Sep		110 82	N/A N/A N/A	- - -	New Listings		Jul Aug Sep	106 104	N/A N/A N/A	- - -
Pending Sales	Jul Aug Sep		40 50	N/A N/A N/A	- - -	Pending Sales		Jul Aug Sep	42 52	N/A N/A N/A	- - -
Closed Sales	Jul Aug Sep		25 22	23 29 30	8.70% -24.14% -	Closed Sales		Jul Aug Sep	46 29	53 37 38	-13.21% -21.62% -
Median Sales Price	Jul Aug Sep		\$230,000 \$237,500	N/A N/A N/A	- - -	Median Sales Price		Jul Aug Sep	\$143,125 \$159,000	N/A N/A N/A	- - -
Average Sales Price	Jul Aug Sep		\$250,181 \$251,927	N/A N/A N/A	- - -	Average Sales Price		Jul Aug Sep	\$168,307 \$165,360	N/A N/A N/A	- - -
Total Active	Jul Aug Sep		483 474	N/A N/A N/A	- - -	Total Active		Jul Aug Sep	492 473	N/A N/A N/A	- - -
Average Days on Market	Jul Aug Sep		112 88	N/A N/A N/A	- - -	Average Days on Market		Jul Aug Sep	73 108	N/A 125 N/A	- - -

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