



December 2009 Monthly Market Report

Monthly Highlights

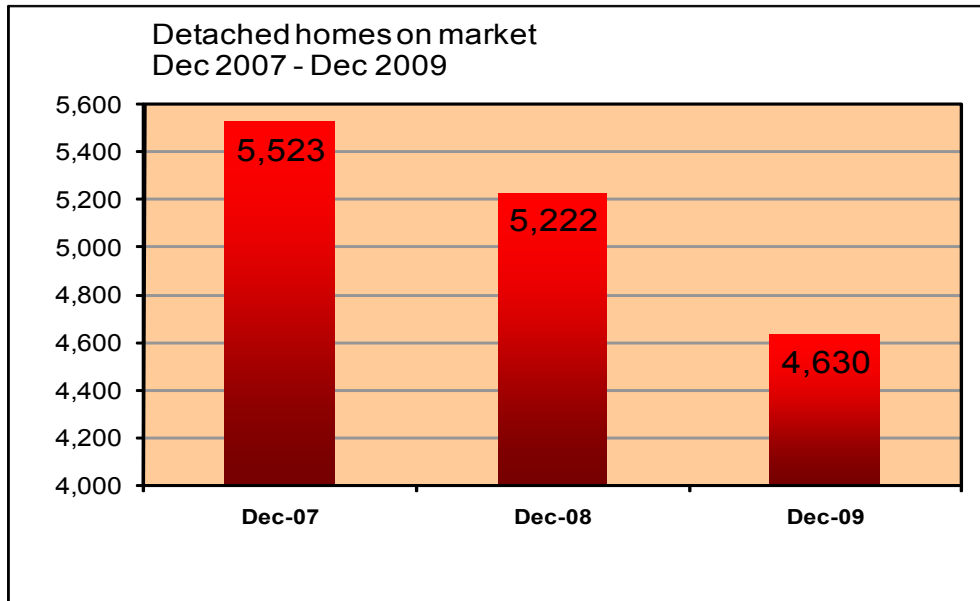
- There were 543 single-family detached homes sales in December, the 9th consecutive month home sales were above 500 in 2009.
- Rio Rancho single-family detached home sales are up 55.38 percent from December 2008.
- \$175,875, the median sales price for single-family detached homes, is on the rise for the third consecutive month.

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

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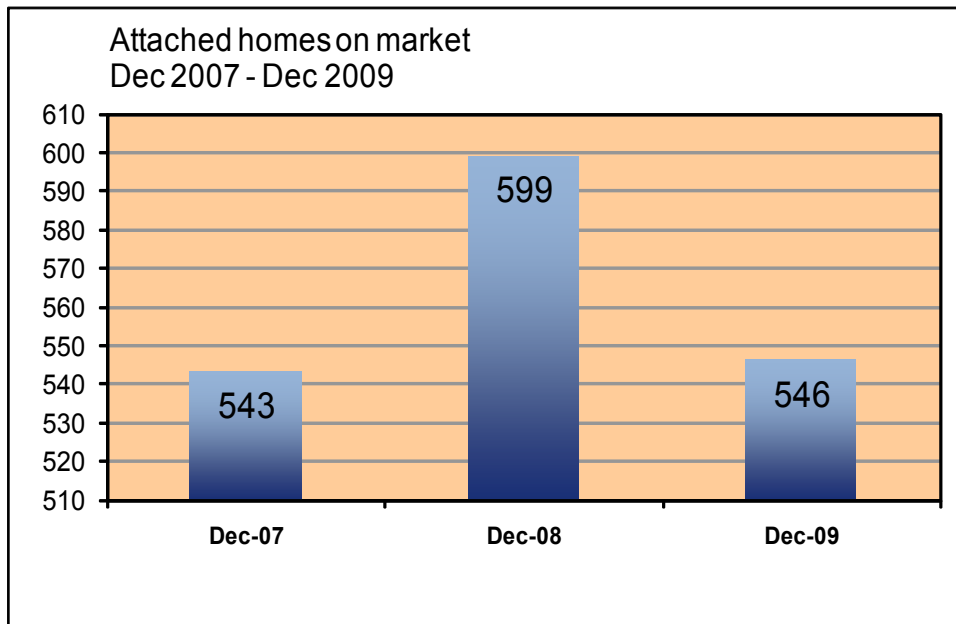
Market Inventory



Detached represents existing single-family detached homes

Total Active Listings as of January 5, 2009

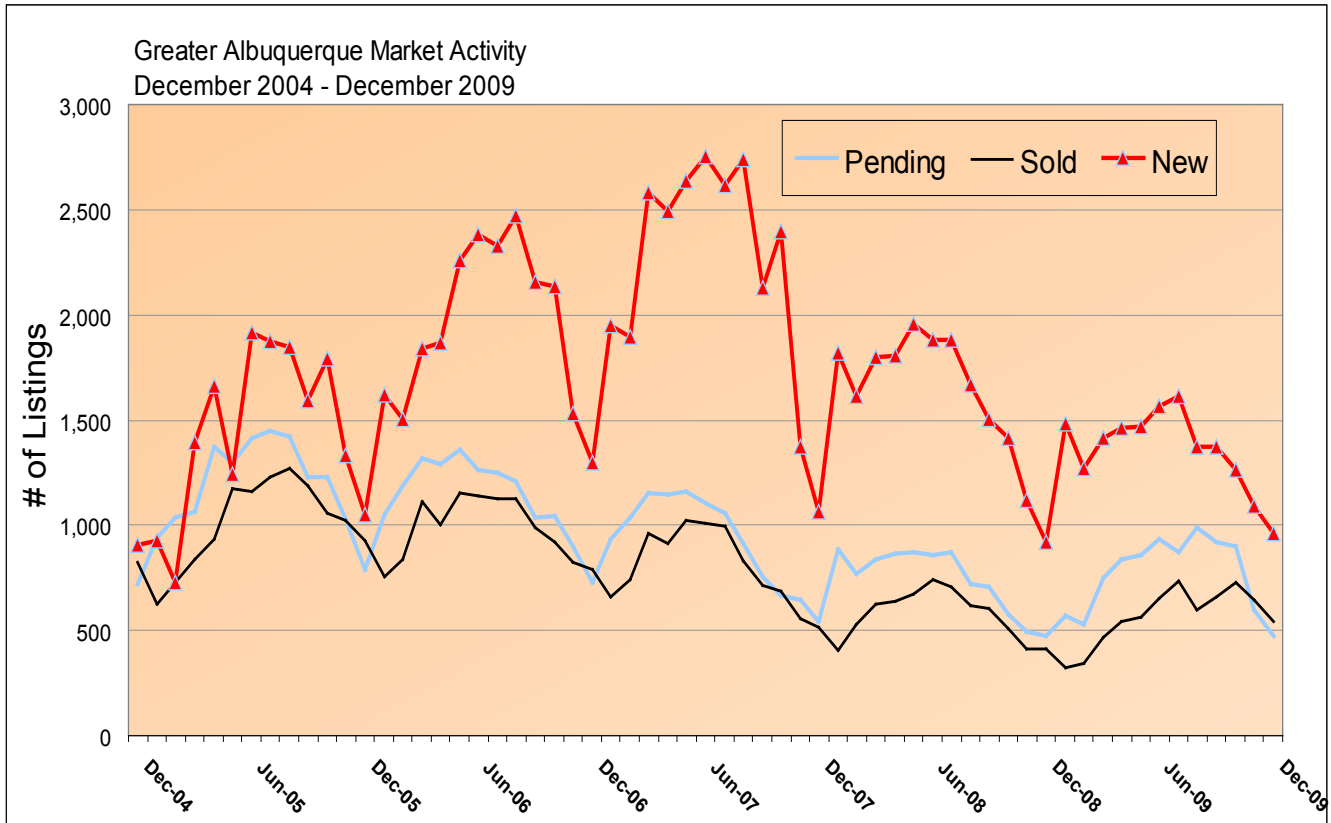
Active detached:	4,630
Active attached:	+ 546
Total:	5,176



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	1,375
Oct	1,790	2,133	2,393	1,411	1,264
Nov	1,335	1,528	1,372	1,121	1,093
Dec	1,049	1,297	1,064	917	962

New Listings this month

962

Compared to last month

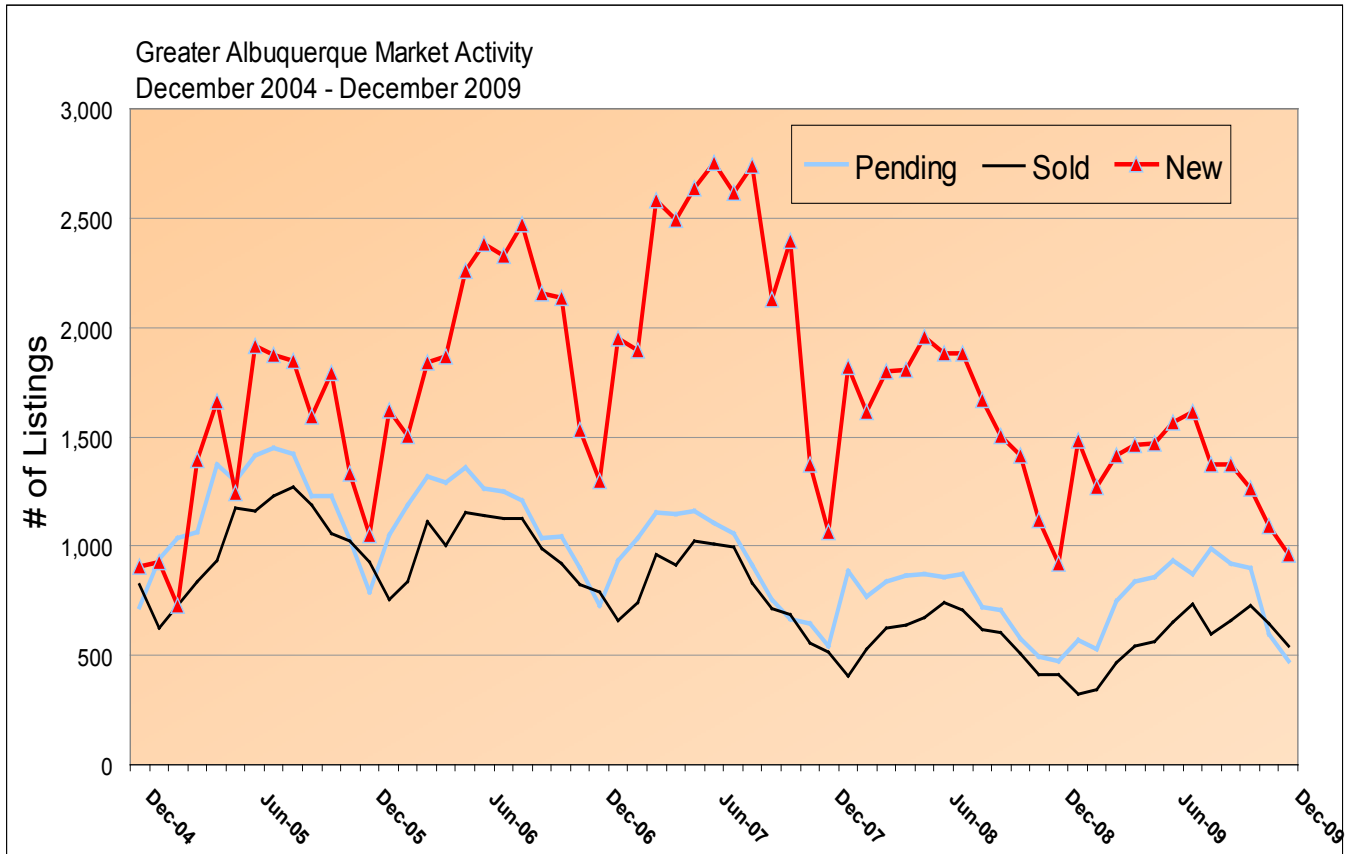
↓ 11.99 %

Compared to Dec. 2008

↑ 4.91 %

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	923
Oct	1,229	1,042	665	575	900
Nov	1,031	900	645	493	595
Dec	787	729	543	477	476

Pending Sales this month

476

Compared to last month

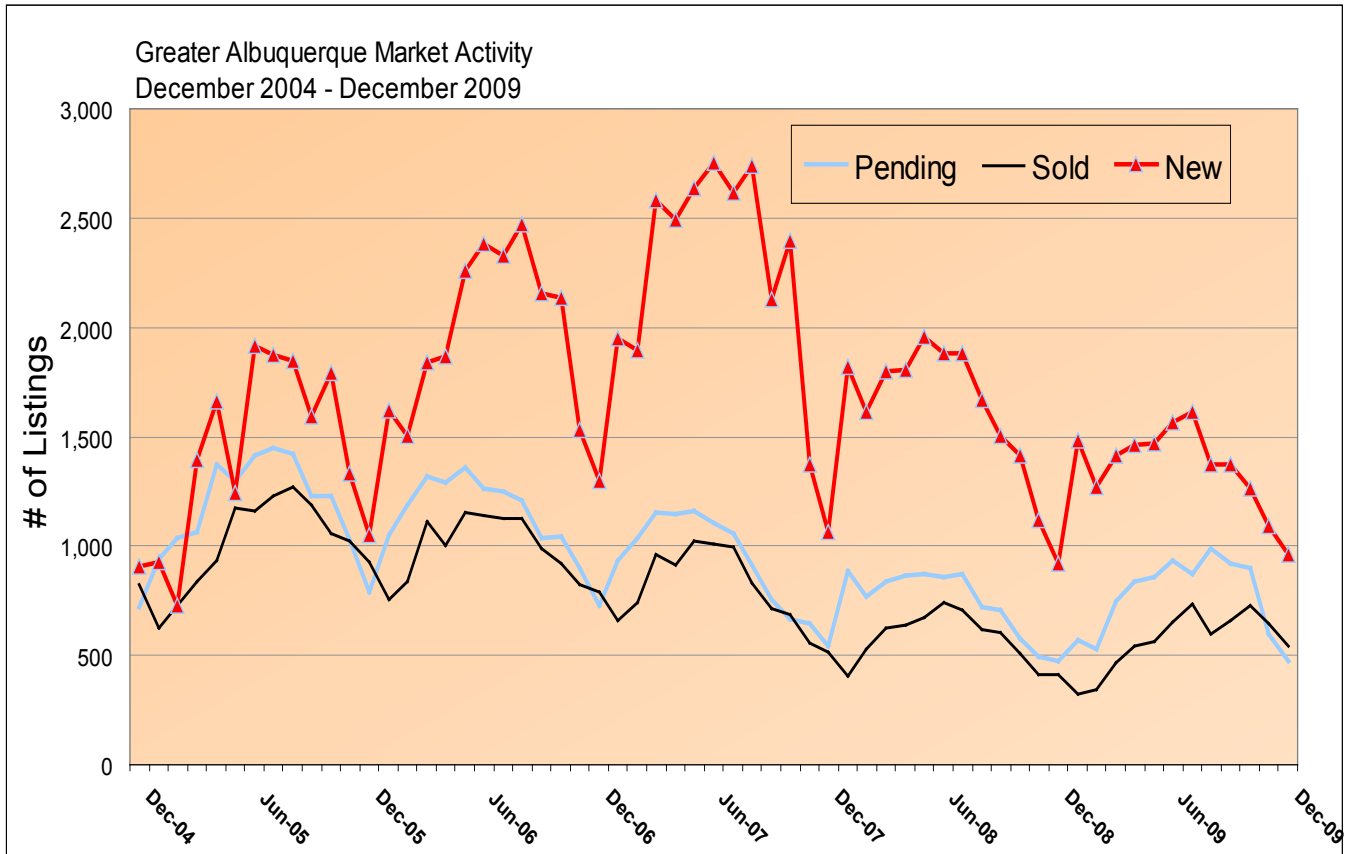
↓ **20.00%**

Compared to Dec. 2008

↓ **0.21%**

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	661
Oct	1,055	917	687	511	731
Nov	1,021	824	556	411	646
Dec	924	787	516	412	543

Closed Sales this month

543

Compared to last month

↓ 15.94 %

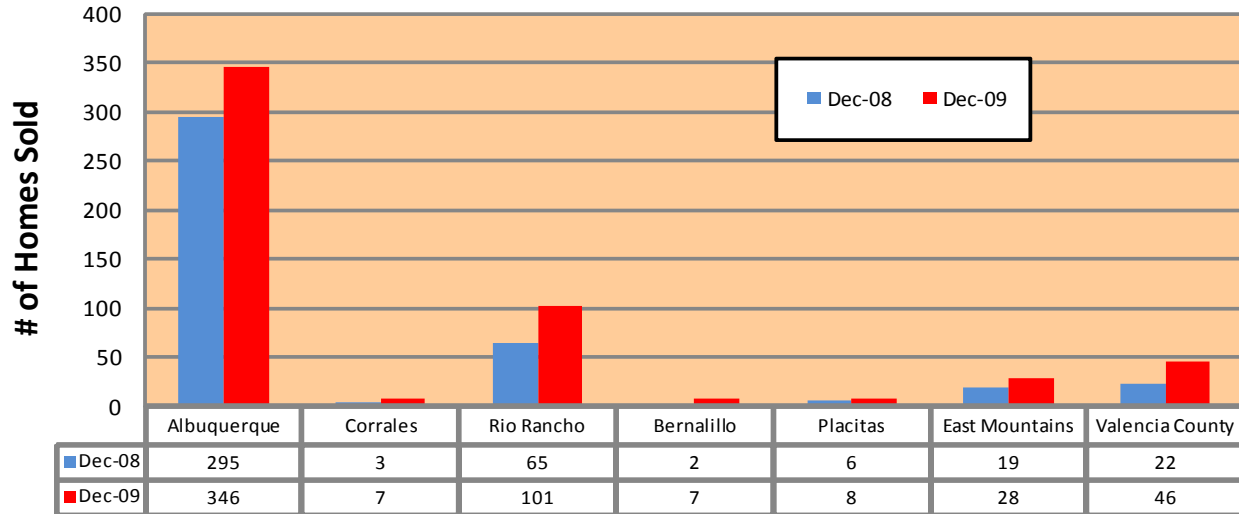
Compared to Dec. 2008

↑ 31.80 %

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

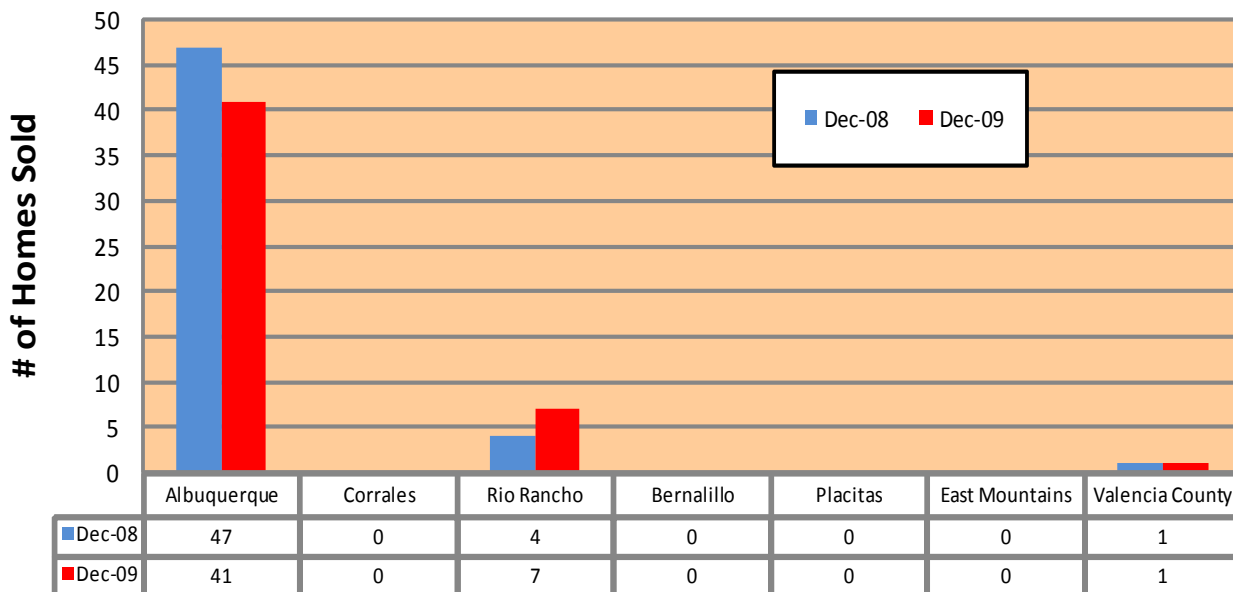
December 2008 & 2009 Detached Sales



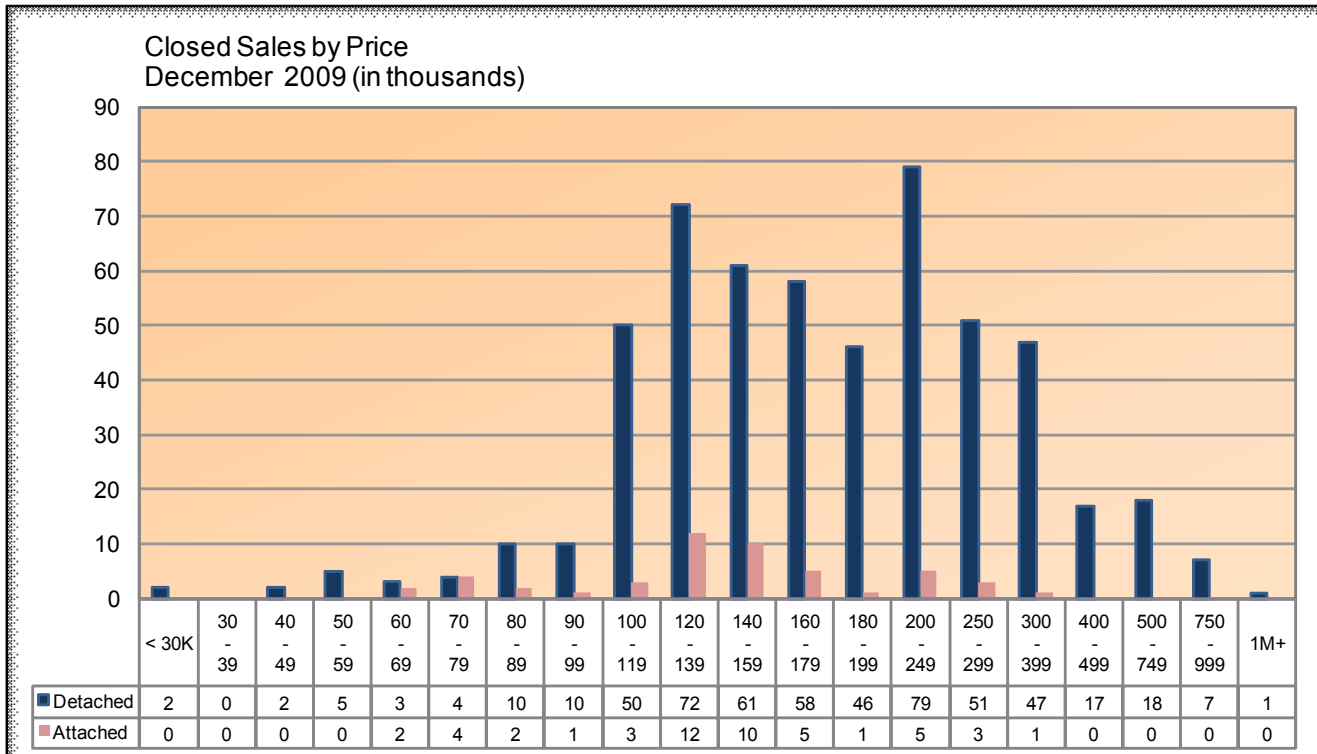
SWMLS Market Areas

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		

December 2008 & 2009 Attached Sales



Closed Sales by Price



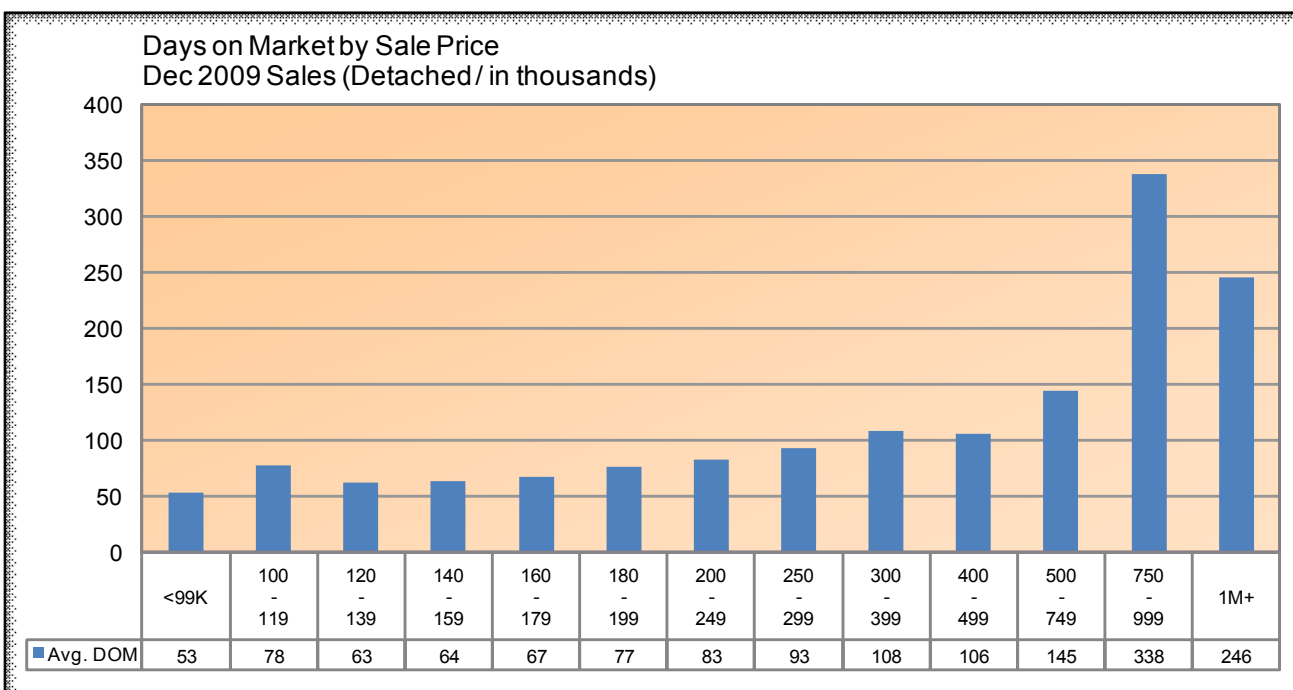
Top Selling Price Range for Detached Homes

\$200,000 - \$249,000

Top Selling Price Range for Attached Homes

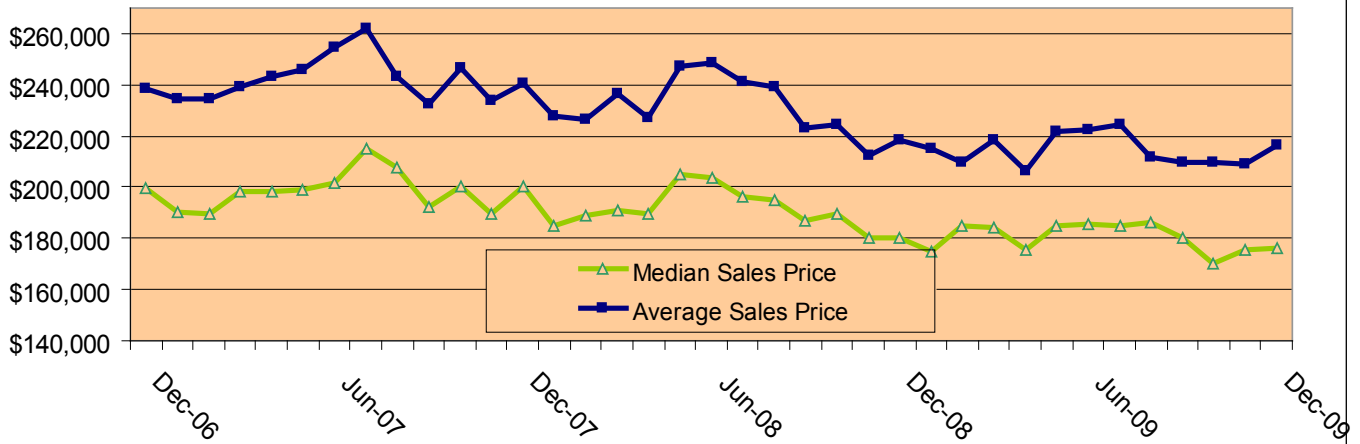
\$120,000 - \$139,000

Days on Market by Sale Price



Home Sales Prices

Single-family detached home sales price
Dec 2006 - Dec 2009



Median Sales Price for Detached Homes

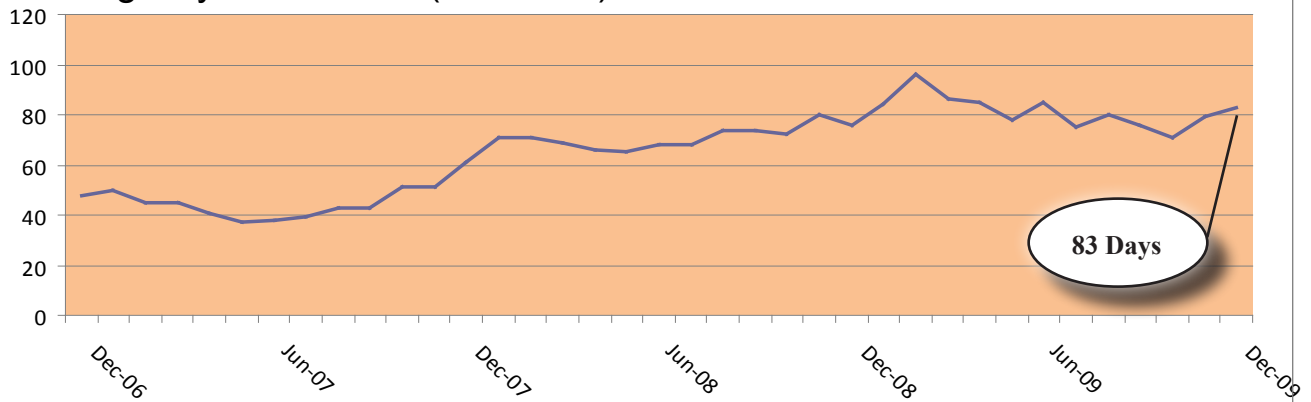
\$175,875

Average Sales Price for Detached Homes

\$216,687

Days on Market

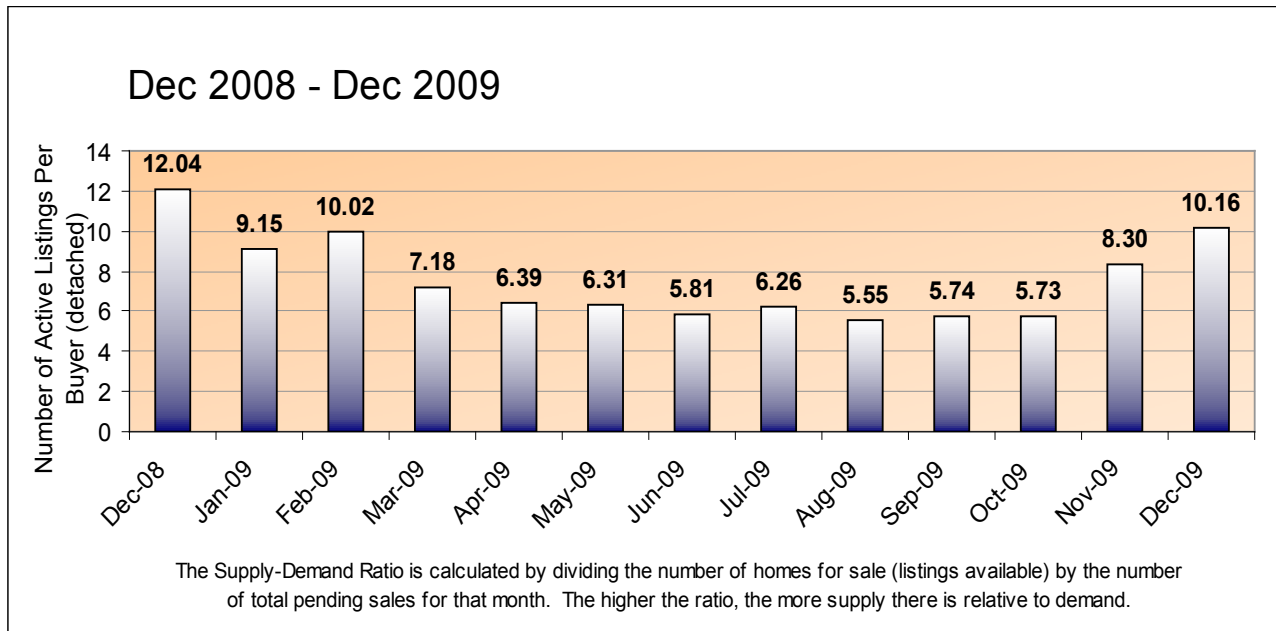
Avg Days on Market (detached)



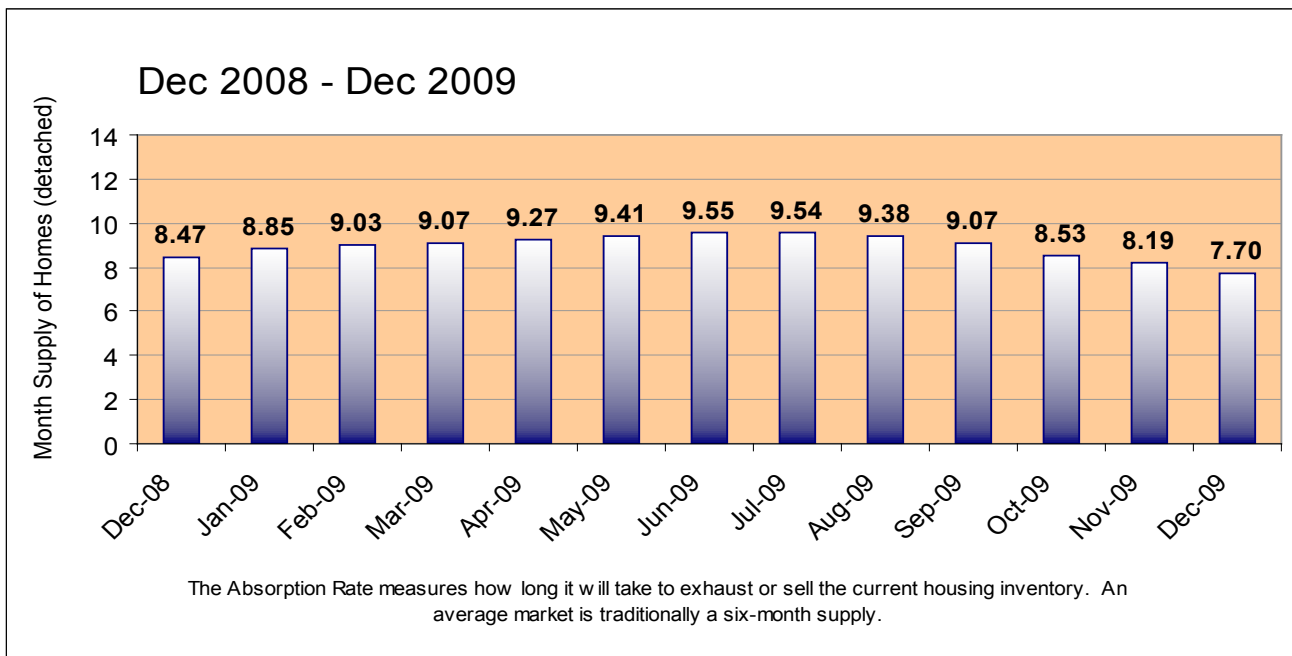
The Days on Market is determined by calculating the total days listed as active on the market until contract or pending.

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	Oct	1,264	1,411	-10.42%	164	160	2.50%	15,970	19,123	-16.49%
	Nov	1,093	1,121	-2.50%	120	103	16.50%	17,183	20,347	-15.55%
	Dec	962	917	4.91%	91	133	-31.58%	18,236	21,397	-14.77%
Pending Sales	Oct	900	575	56.52%	107	60	78.33%	9,057	8,828	2.59%
	Nov	595	493	20.69%	56	56	0.00%	9,708	9,377	3.53%
	Dec	476	477	-0.21%	60	42	42.86%	10,244	9,896	3.52%
Closed Sales	Oct	731	511	43.05%	86	59	45.76%	6,252	6,725	-7.03%
	Nov	646	411	57.18%	70	44	59.09%	6,968	7,180	-2.95%
	Dec	543	412	31.80%	49	52	-5.77%	7,560	7,644	-1.10%
Dollar Volume of Closed Sales (in millions)	Oct	\$153.2	\$114.6	33.68%	\$13.1	\$9.9	32.32%	\$1,305.4	\$1,532.1	-14.80%
	Nov	\$135.2	\$87.2	55.05%	\$10.3	\$7.1	45.07%	\$1,450.9	\$1,626.4	-10.79%
	Dec	\$117.7	\$90.1	30.63%	\$7.5	\$8.7	-13.79%	\$1,576.1	\$1,725.2	-8.64%
Median Sales Price	Oct	\$170,000	\$189,417	-10.25%	\$142,000	\$160,000	-11.25%	--	--	--
	Nov	\$175,750	\$180,000	-2.36%	\$139,450	\$149,200	-6.53%	--	--	--
	Dec	\$175,875	\$179,900	-2.24%	\$141,000	\$164,000	-14.02%	--	--	--
Average Sales Price	Oct	\$209,614	\$224,270	-6.53%	\$151,745	\$168,432	-9.91%	--	--	--
	Nov	\$209,243	\$212,088	-1.34%	\$147,631	\$160,497	-8.02%	--	--	--
	Dec	\$216,687	\$218,633	-0.89%	\$153,219	\$166,349	-7.89%	--	--	--
Total Active Listings Available	Oct	4,938	5,962	-17.18%	590	655	-9.92%	--	--	--
	Nov	4,834	5,744	-15.84%	579	605	-4.30%	--	--	--
	Dec	4,630	5,222	-11.34%	546	599	-8.85%	--	--	--
Average Days on Market	Oct	71	72	-1.39%	75	53	41.51%	--	--	--
	Nov	79	80	-1.25%	76	85	-10.59%	--	--	--
	Dec	83	76	9.21%	78	89	-12.36%	--	--	--

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

Market Snapshot - Albuquerque & Rio Rancho

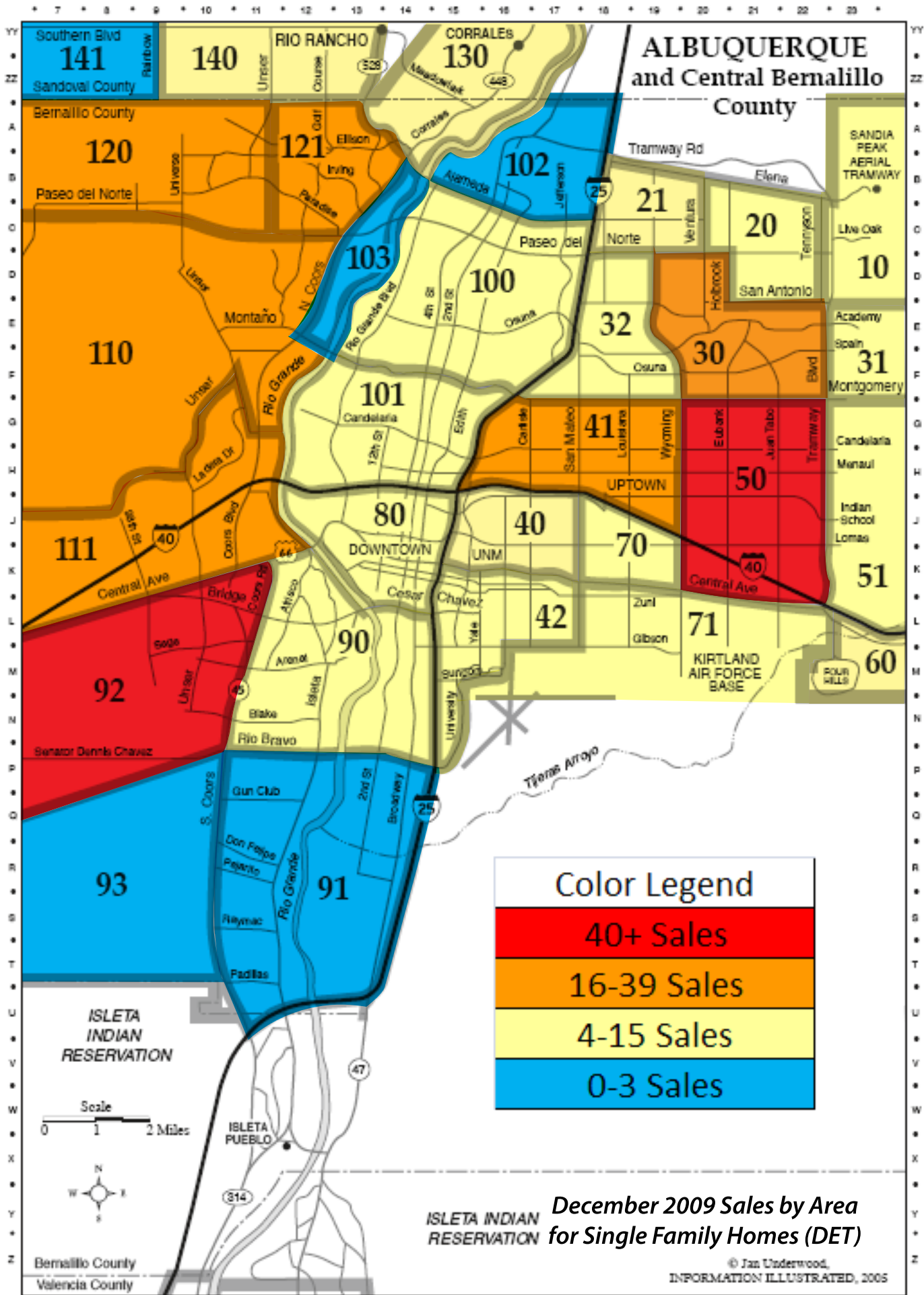
City of Albuquerque		(DET) 2009	(DET) 2008	Percent Change	Rio Rancho			(DET) 2009	(DET) 2008	Percent Change
New Listings	Oct	833	938	-11.19%	New Listings	Oct	199	233	-14.59%	
	Nov	742	727	2.06%		Nov	171	200	-14.50%	
	Dec	618	573	7.85%		Dec	189	185	2.16%	
Pending Sales	Oct	595	402	48.01%	Pending Sales	Oct	158	89	77.53%	
	Nov	403	346	16.47%		Nov	109	85	28.24%	
	Dec	333	324	2.78%		Dec	82	83	-1.20%	
Closed Sales	Oct	506	371	36.39%	Closed Sales	Oct	128	74	72.97%	
	Nov	444	293	51.54%		Nov	114	74	54.05%	
	Dec	346	295	17.29%		Dec	101	65	55.38%	
Median Sales Price	Oct	\$173,200	\$190,000	-8.84%	Median Sales Price	Oct	\$165,000	\$169,000	-2.37%	
	Nov	\$175,000	\$180,000	-2.78%		Nov	\$164,950	\$177,450	-7.04%	
	Dec	\$180,000	\$180,000	0.00%		Dec	\$169,000	\$175,000	-3.43%	
Average Sales Price	Oct	\$210,137	\$217,924	-3.57%	Average Sales Price	Oct	\$183,598	\$185,682	-1.12%	
	Nov	\$210,044	\$212,557	-1.18%		Nov	\$190,612	\$201,630	-5.46%	
	Dec	\$219,945	\$221,119	-0.53%		Dec	\$193,970	\$197,182	-1.63%	
Total Active	Oct	2,967	3,611	-17.83%	Total Active	Oct	757	1,007	-24.83%	
	Nov	2,926	3,462	-15.48%		Nov	755	1,002	-24.65%	
	Dec	2,805	3,104	-9.63%		Dec	747	935	-20.11%	
Average Days on Market	Oct	63	69	-8.70%	Average Days on Market	Oct	82	71	15.49%	
	Nov	74	76	-2.63%		Nov	76	82	-7.32%	
	Dec	79	76	3.95%		Dec	78	73	6.85%	

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East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin			Valencia County				
	(DET) 2009	(DET) 2008	Percent Change		(DET) 2009	(DET) 2008	Percent Change
New Listings	Oct	72	N/A		Oct	N/A	-
	Nov	58	N/A		Nov	N/A	-
	Dec	41	N/A	-	Dec	N/A	-
Pending Sales	Oct	49	N/A	-	Oct	N/A	-
	Nov	31	N/A	-	Nov	N/A	-
	Dec	18	N/A	-	Dec	N/A	-
Closed Sales	Oct	40	35	14.29%	Oct	19	110.53%
	Nov	28	13	115.38%	Nov	26	61.54%
	Dec	28	21	33.33%	Dec	46	100.00%
Median Sales Price	Oct	\$205,100	N/A	-	Oct	\$145,710	-
	Nov	\$252,325	N/A	-	Nov	\$142,500	-
	Dec	\$195,000	N/A	-	Dec	\$136,450	-
Average Sales Price	Oct	\$241,041	N/A	-	Oct	\$148,460	-
	Nov	\$241,751	N/A	-	Nov	\$165,540	-
	Dec	\$209,850	N/A	-	Dec	\$144,110	-
Total Active	Oct	431	N/A	-	Oct	472	-
	Nov	407	N/A	-	Nov	469	-
	Dec	364	N/A	-	Dec	457	-
Average Days on Market	Oct	115	N/A	-	Oct	95	-
	Nov	117	N/A	-	Nov	74	-
	Dec	117	N/A	-	Dec	81	-

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



December 2009 Sales by Area for Single Family Homes (DET)

