



June 2009 Monthly Market Report

Monthly Highlights

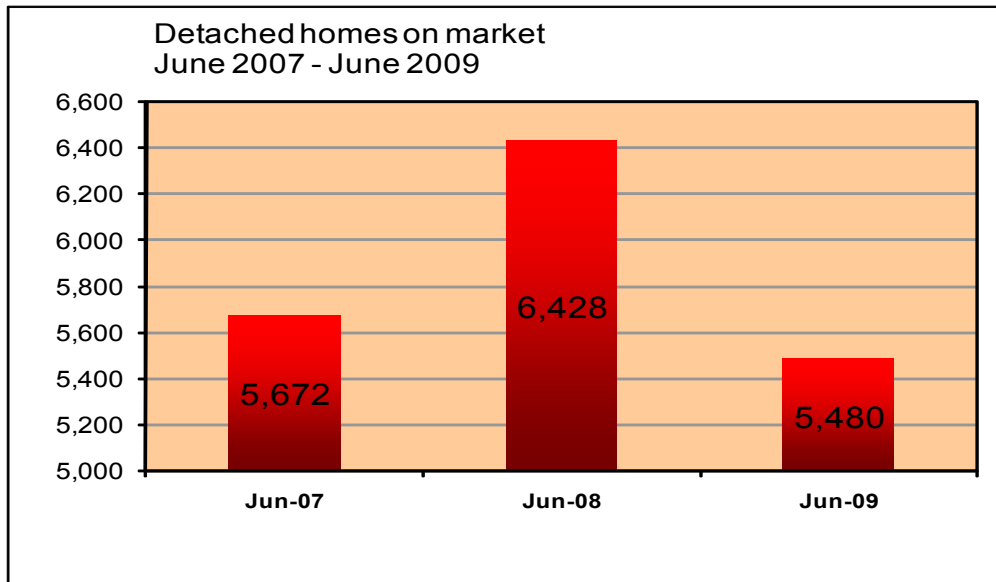
- Pending sales for single-family, detached homes are up 9.00% from the previous month and up 8.86% from the previous year. (page 4)
- Pending sales for Rio Rancho single-family, detached homes are up 35.25% compared to June 2008. (page 11)
- Home sales for single-family, detached homes in the SWMLS Market Area are up 14.66% from last month. (page 5)
- New Page! Market snapshot for Valencia County and East Mountains. (page 12)

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

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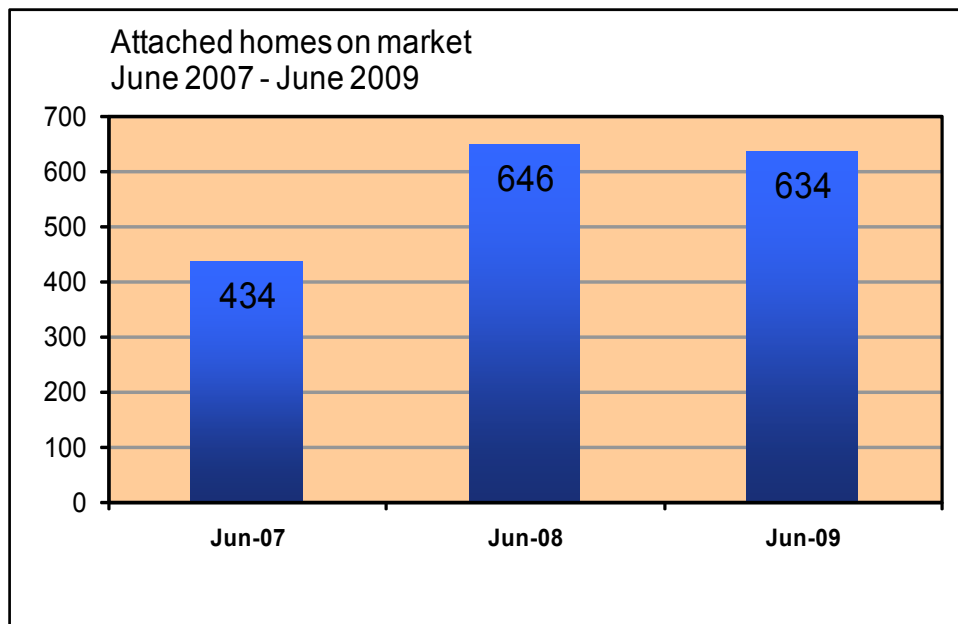
Market Inventory



-Detached represents existing single-family detached homes
-Attached represents existing condo/townhomes attached homes

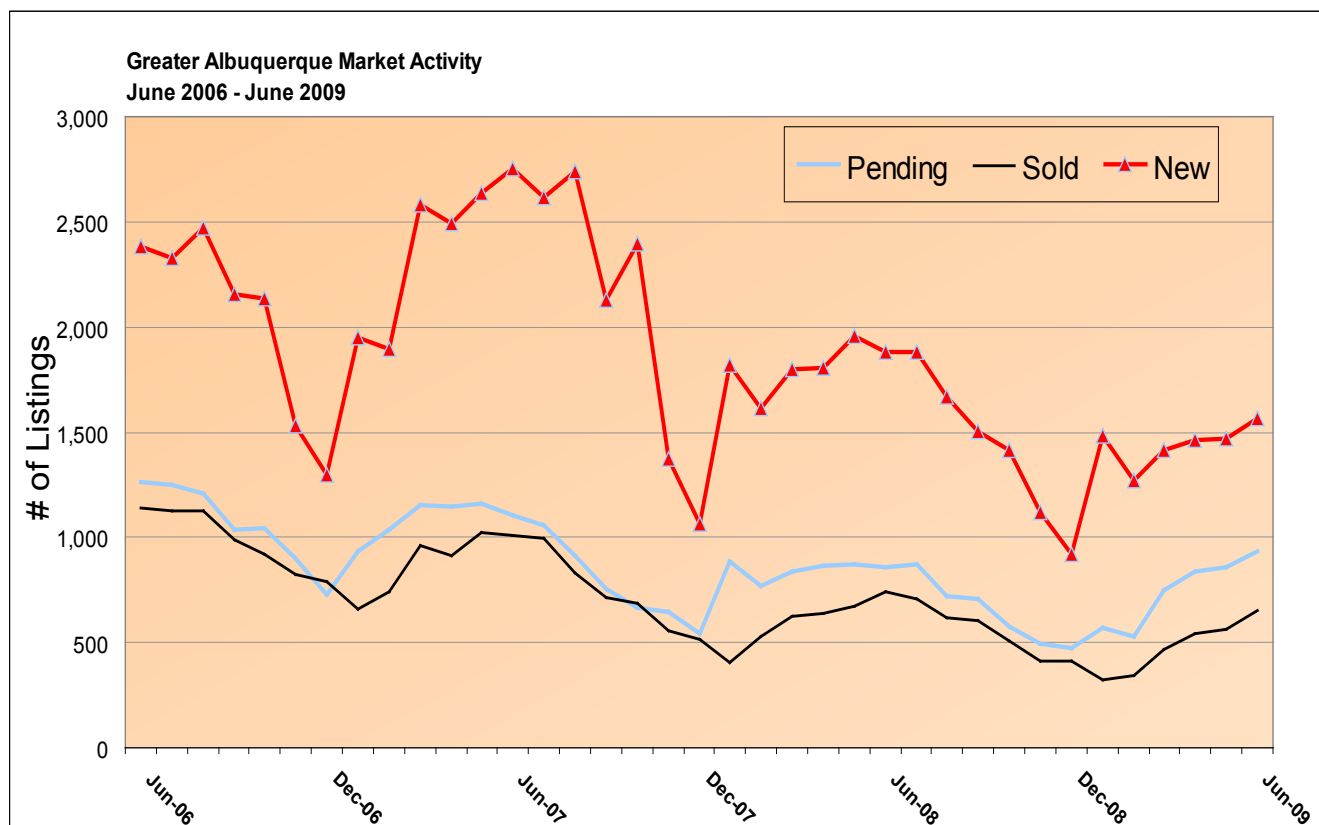
**Total Active Listings
Class R1 & R2
As of July 7, 2009:**

Class R1 Active as of June 5, 2009:	5,480
Class R2 Active as of June 5, 2009:	+ 634
TOTAL:	6,114



SOURCE: Greater Albuquerque Association of REALTORS®. Based on data reported in the Southwest MLS. 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	1,472
Jun	1,918	2,381	2,755	1,878	1,564
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

1,564

Compared to last month

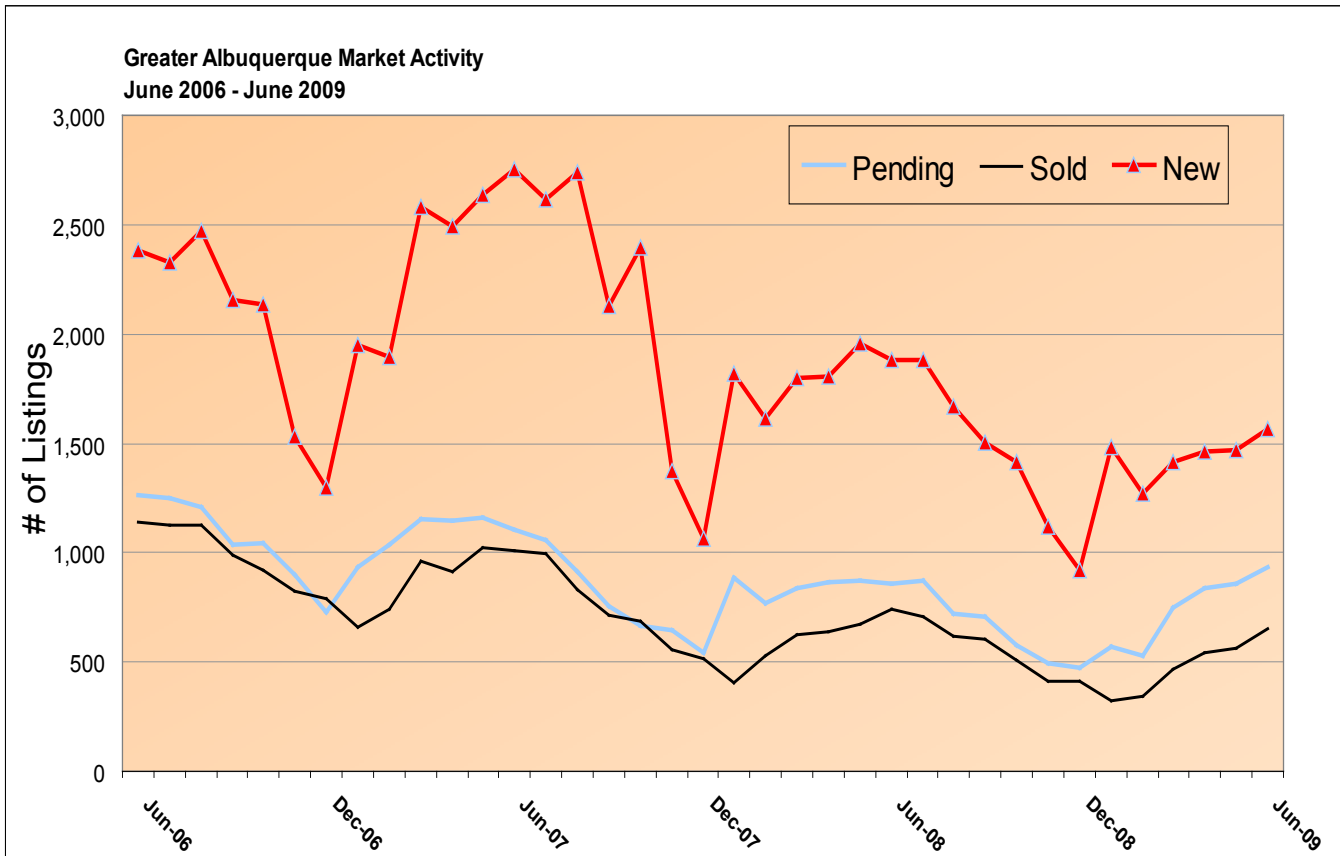
↑ 6.25 %

Compared to June 2008

↓ 16.72 %

SOURCE: Greater Albuquerque Association of REALTORS®. Based on data reported in the Southwest MLS. 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	856
Jun	1,414	1,264	1,108	857	933
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

933

Compared to last month

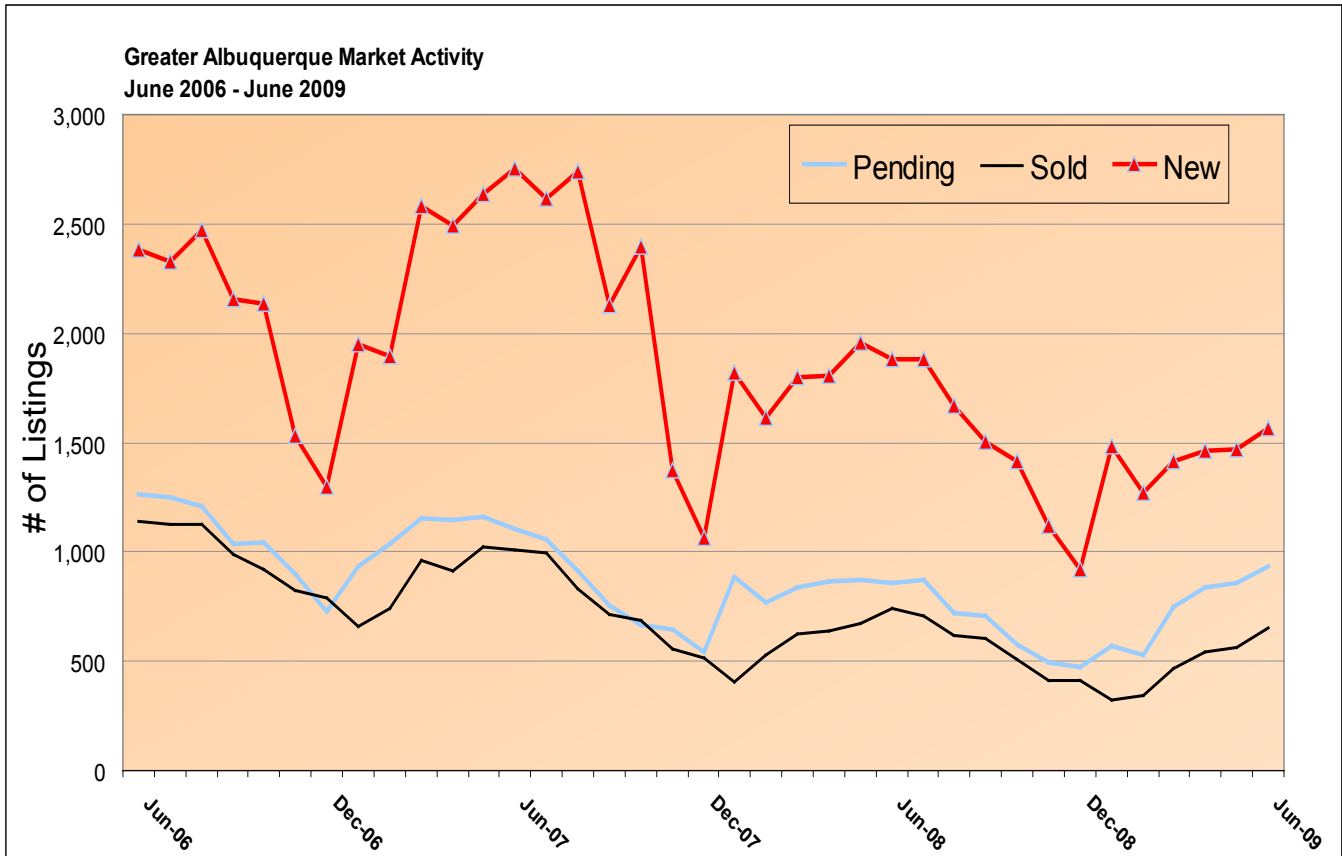
↑ 9.00 %

Compared to June 2008

↑ 8.87 %

SOURCE: Greater Albuquerque Association of REALTORS®. Based on data reported in the Southwest MLS. Data is deemed reliable but 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	
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

649

Compared to last month

↑ 14.66 %

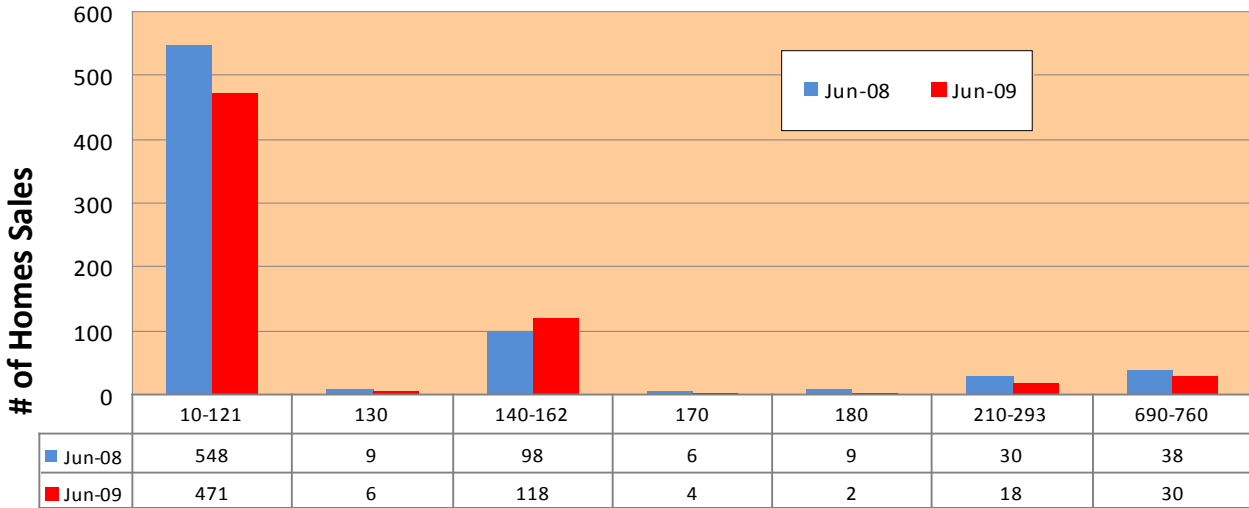
Compared to June 2008

↓ 12.06%

SOURCE: Greater Albuquerque Association of REALTORS®. Based on data reported in the Southwest MLS. Data is deemed reliable but not guaranteed.

Closed Sales by Market Area

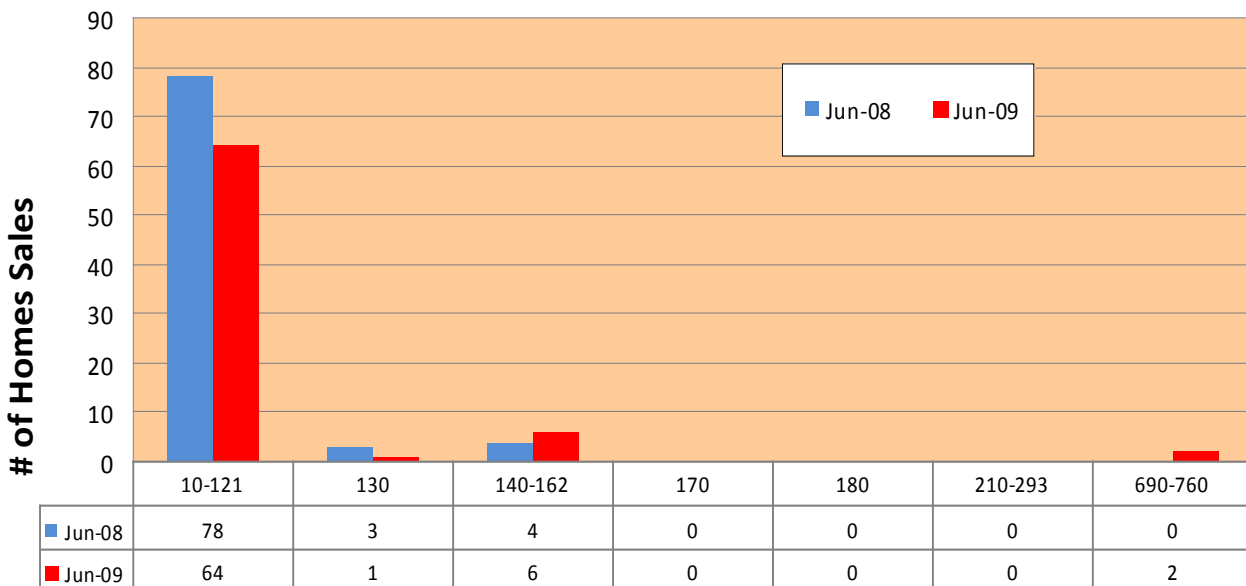
June 2008 & 2009 Detached Sales



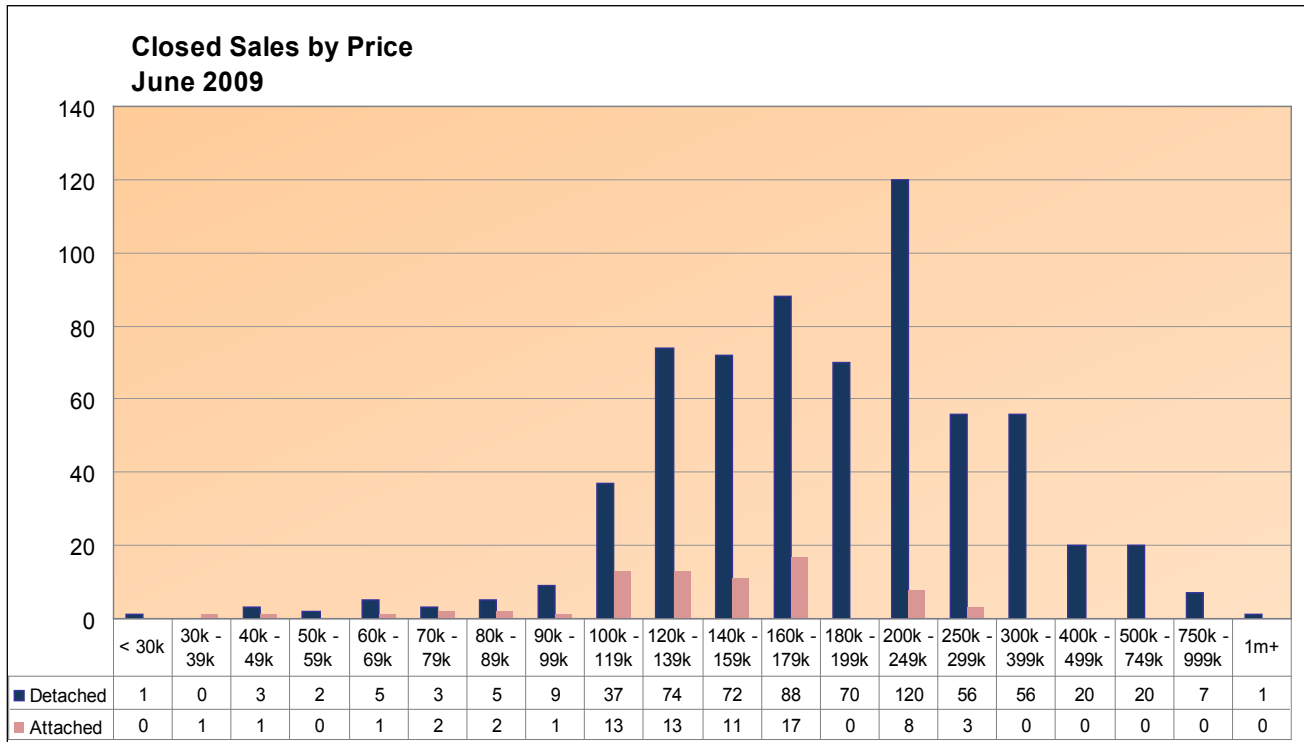
SWMLS Market Areas

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

June 2008 & 2009 Attached Sales



Closed Sales by Price



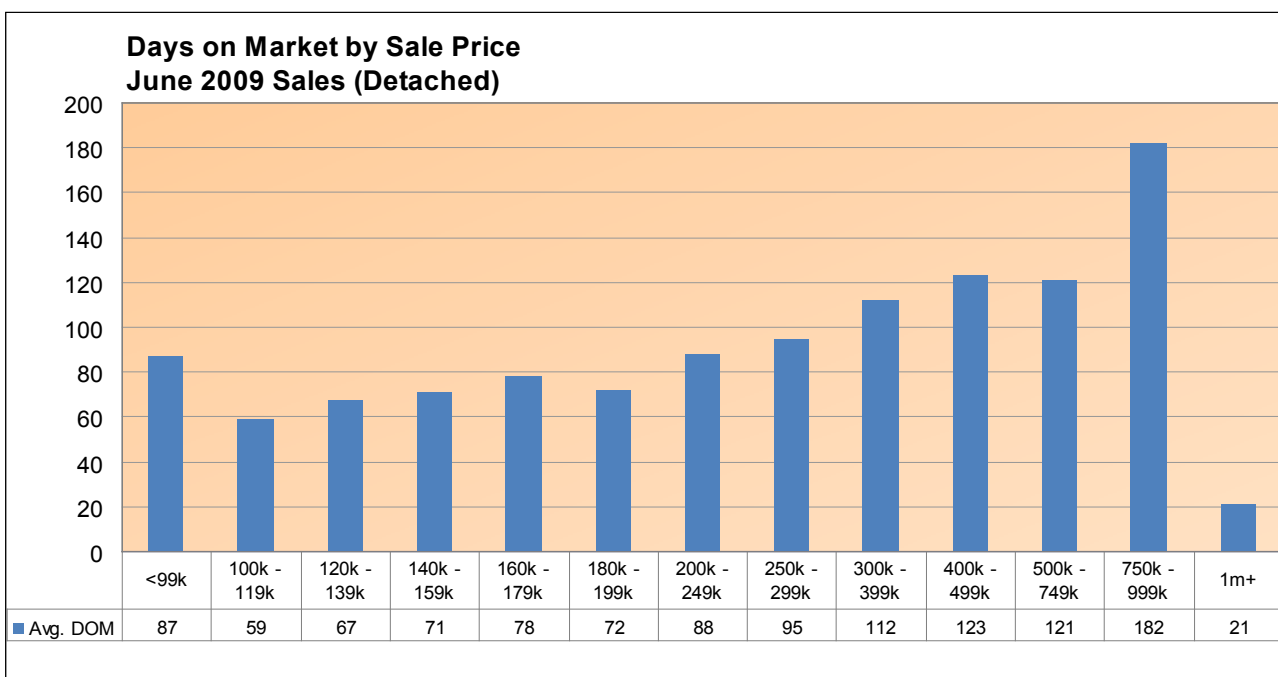
Top Selling Price Range for Detached Homes

\$200,000 - \$249,000

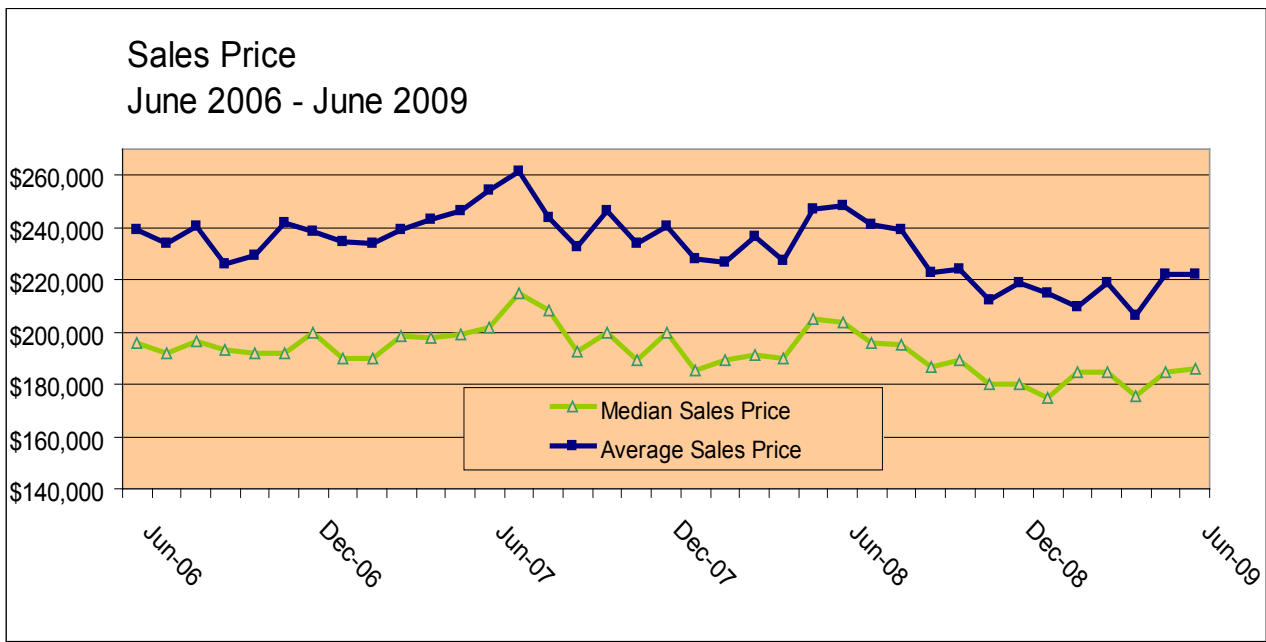
Top Selling Price Range for Attached Homes

\$160,000 - \$179,000

Days on Market by Sale Price



Home Sales Prices



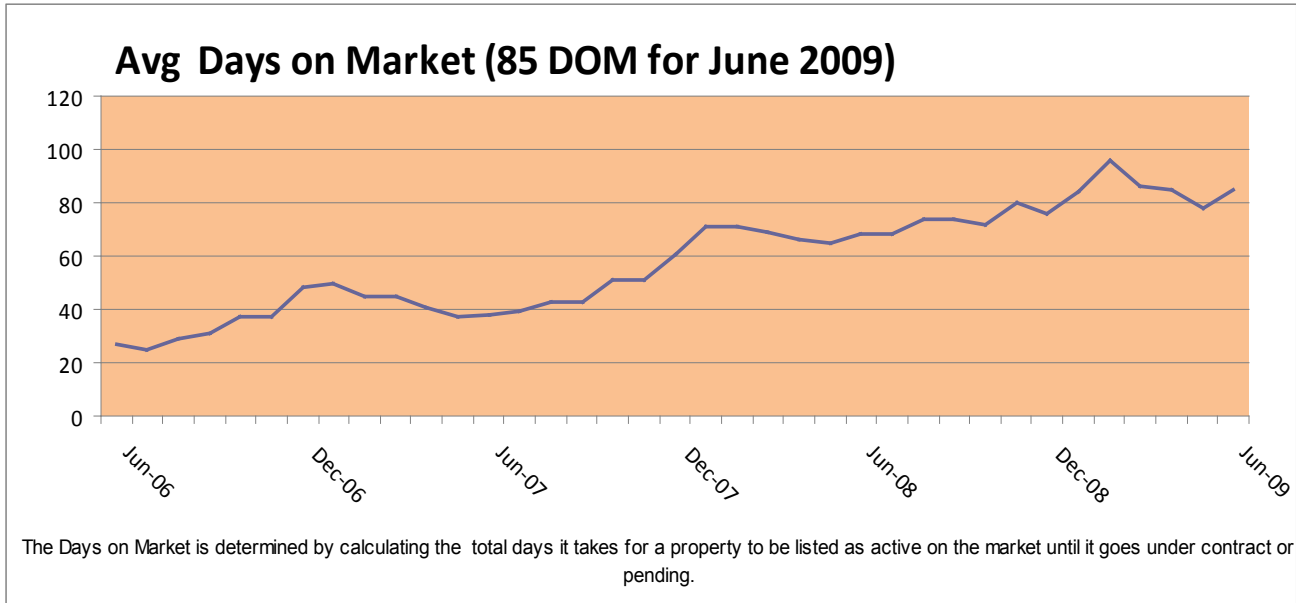
Median Sales Price for Single Family Homes

\$185,800

Average Sales Price for Single Family Homes

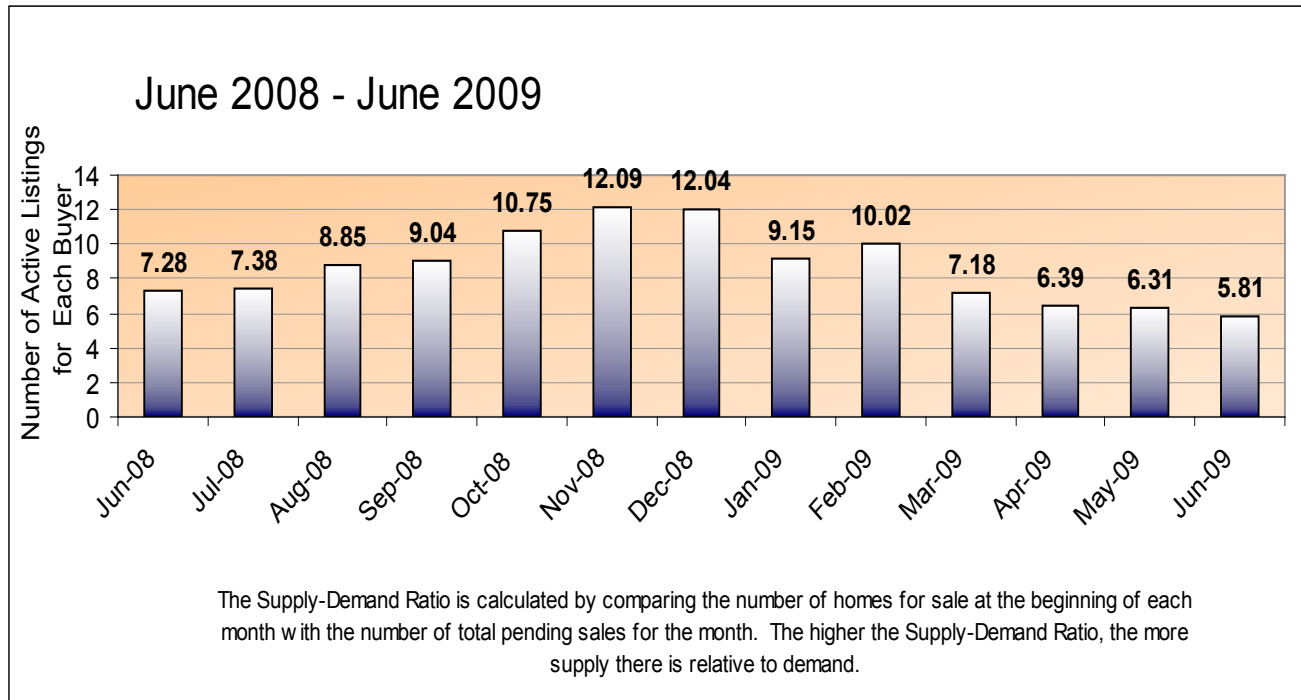
\$222,183

Days on Market

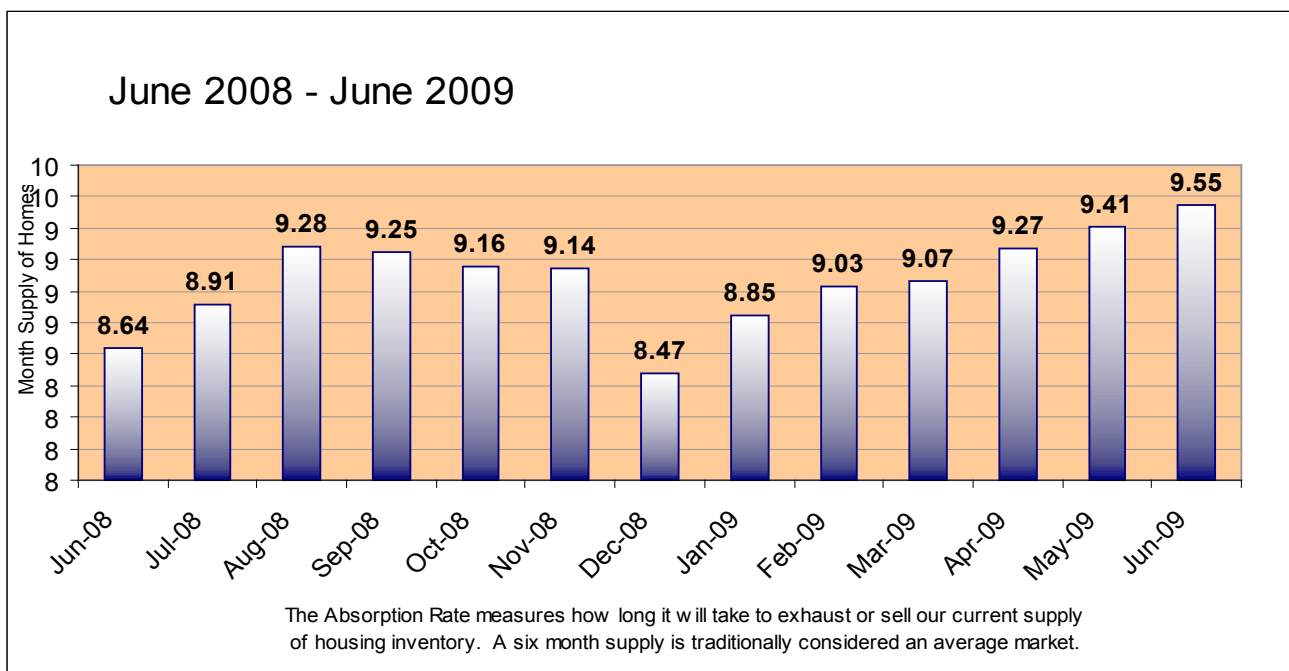


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Supply-Demand Ratio



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	1,472	1,956	-24.74%	163	206	-20.87%	7,925	9,952	-20.37%
	Jun	1,564	1,878	-16.72%	171	168	1.79%	9,660	11,998	-19.49%
Pending Sales	Apr	836	862	-3.02%	85	98	-13.27%	2,947	3,719	-20.76%
	May	856	869	-1.50%	73	92	-20.65%	3,876	4,680	-17.18%
	Jun	933	857	8.87%	125	89	40.45%	4,934	5,626	-12.30%
Closed Sales	Apr	542	641	-15.44%	52	67	-22.39%	1,837	2,463	-25.42%
	May	566	674	-16.02%	51	72	-29.17%	2,454	3,209	-23.53%
	Jun	649	738	-12.06%	73	85	-14.12%	3,176	4,032	-21.23%
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	\$125.0	\$166.7	-25.01%	\$8.7	\$12.9	-32.56%	\$513.7	\$727.6	-29.40%
	Jun	\$144.2	\$183.3	-21.33%	\$10.8	\$13.9	-22.30%	\$668.7	\$924.8	-27.69%
Median Sales Price	Apr	\$175,500	\$189,000	-7.14%	\$153,700	\$152,000	1.12%	--	--	--
	May	\$184,750	\$205,000	-9.88%	\$156,590	\$163,500	-4.23%	--	--	--
	Jun	\$185,800	\$203,500	-8.70%	\$144,900	\$157,000	-7.71%	--	--	--
Average Sales Price	Apr	\$206,070	\$227,281	-9.33%	\$156,420	\$160,248	-2.39%	--	--	--
	May	\$222,070	\$247,295	-10.20%	\$170,333	\$180,035	-5.39%	--	--	--
	Jun	\$222,183	\$248,375	-10.55%	\$148,455	\$164,510	-9.76%	--	--	--
Total Active Listings Available	Apr	5,399	5,943	-9.15%	655	612	7.03%	--	--	--
	May	5,422	6,241	-13.12%	660	632	4.43%	--	--	--
	Jun	5,480	6,428	-14.75%	634	646	-1.86%	--	--	--
Average Days on Market	Apr	85	66	28.79%	105	75	40.00%	--	--	--
	May	78	65	20.00%	99	67	47.76%	--	--	--
	Jun	85	68	25.00%	67	62	8.06%	--	--	--

SOURCE: Greater Albuquerque Association of REALTORS® Based on data reported in the Southwest MLS. Data is deemed reliable but not guaranteed.

Market Snapshot - Rio Rancho & Albuquerque

RIO RANCHO	(DET) 2009	(DET) 2008	Percent Change	ABQ AREA	(DET) 2009	(DET) 2008	Percent Change
New Listings	Apr 255 May 257 Jun 258	300 309 371	-15.00% -16.83% -30.46%	New Listings	Apr 970 May 958 Jun 1,031	1,207 1,315 1,264	-19.64% -27.15% -18.43%
Pending Sales	Apr 146 May 165 Jun 165	153 130 122	-4.58% 26.92% 35.25%	Pending Sales	Apr 590 May 607 Jun 660	595 645 625	-0.84% -5.89% 5.60%
Closed Sales	Apr 89 May 89 Jun 118	89 112 98	0.00% -20.54% 20.41%	Closed Sales	Apr 374 May 413 Jun 471	467 478 548	-19.91% -13.60% -14.05%
Median Sales Price	Apr \$160,000 May \$165,000 Jun \$180,750	\$184,000 \$195,750 \$187,000	-13.04% -15.71% -3.34%	Median Sales Price	Apr \$178,000 May \$189,000 Jun \$187,500	\$189,000 \$201,000 \$207,000	-5.82% -5.97% -9.42%
Average Sales Price	Apr \$185,886 May \$185,442 Jun \$199,628	\$218,422 \$219,209 \$199,978	-14.90% -15.40% -0.18%	Average Sales Price	Apr \$205,901 May \$227,437 Jun \$226,141	\$227,641 \$244,330 \$249,198	-9.55% -6.91% -9.25%
Total Active	Apr 994 May 927 Jun 920	1,045 1,113 1,160	-10.62% -16.71% -20.69%	Total Active	Apr 3,245 May 3,224 Jun 3,279	3,647 3,766 3,886	-11.02% -14.39% -15.62%
Average Days on Market	Apr 103 May 87 Jun 102	71 74 75	45.07% 17.57% 36.00%	Average Days on Market	Apr 70 May 71 Jun 77	60 61 63	16.67% 16.39% 22.22%

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Market Snapshot - East Mtns. & Valencia County

East Mountains		(DET) 2009	(DET) 2008	Percent Change	Valencia County		(DET) 2009	(DET) 2008	Percent Change
New Listings	Apr	96	N/A	-	New Listings	Apr	84	N/A	-
	May	109	N/A	-		May	97	N/A	-
	Jun	107	N/A	-		Jun	107	N/A	-
Pending Sales	Apr	31	N/A	-	Pending Sales	Apr	47	N/A	-
	May	29	N/A	-		May	35	N/A	-
	Jun	26	N/A	-		Jun	56	N/A	-
Closed Sales	Apr	22	33	-33.33%	Closed Sales	Apr	43	35	22.86%
	May	21	29	-27.59%		May	30	37	-18.92%
	Jun	18	30	-40.00%		Jun	30	38	-21.05%
Median Sales Price	Apr	N/A	N/A	-	Median Sales Price	Apr	N/A	N/A	-
	May	\$212,500	N/A	-		May	\$135,950	N/A	-
	Jun	\$214,750	N/A	-		Jun	\$133,998	N/A	-
Average Sales Price	Apr	N/A	N/A	-	Average Sales Price	Apr	N/A	N/A	-
	May	\$219,738	N/A	-		May	\$145,744	N/A	-
	Jun	\$251,578	N/A	-		Jun	\$162,973	N/A	-
Total Active	Apr	N/A	N/A	-	Total Active	Apr	N/A	N/A	-
	May	N/A	N/A	-		May	N/A	N/A	-
	Jun	473	N/A	-		Jun	477	N/A	-
Average Days on Market	Apr	N/A	N/A	-	Average Days on Market	Apr	N/A	N/A	-
	May	91	N/A	-		May	N/A	N/A	-
	Jun	80	N/A	-		Jun	120	N/A	-

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