



March 2009 Monthly Sales Report

Highlights

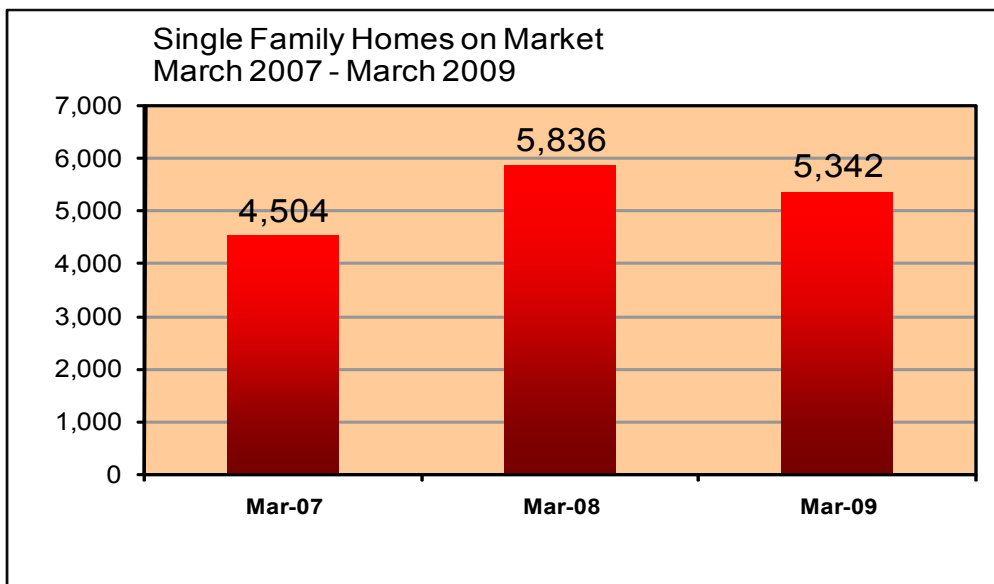
- Pending Sales for detached, single family homes increased 41.1% since last month, the numbers are only 10.5% down from this time last year.
- Pending Sales for Rio Rancho detached, single family homes went up 101.4% from February 2009, and increased 17.6% from last year at this time.
- Sales for both detached, single family homes and condos/townhomes went up 37.2% from last month.

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

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Market Inventory

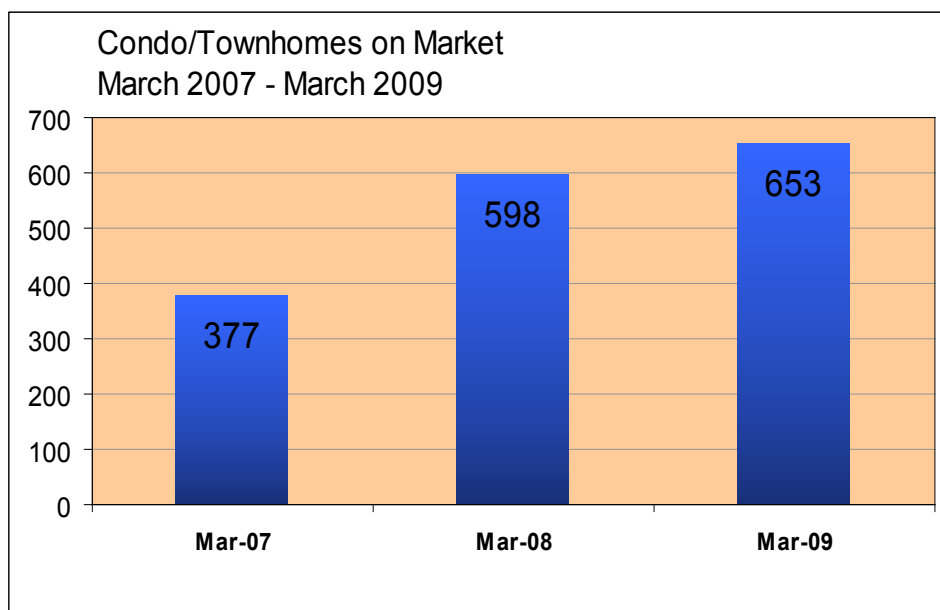


Total Active Listings

Class R1 & R2

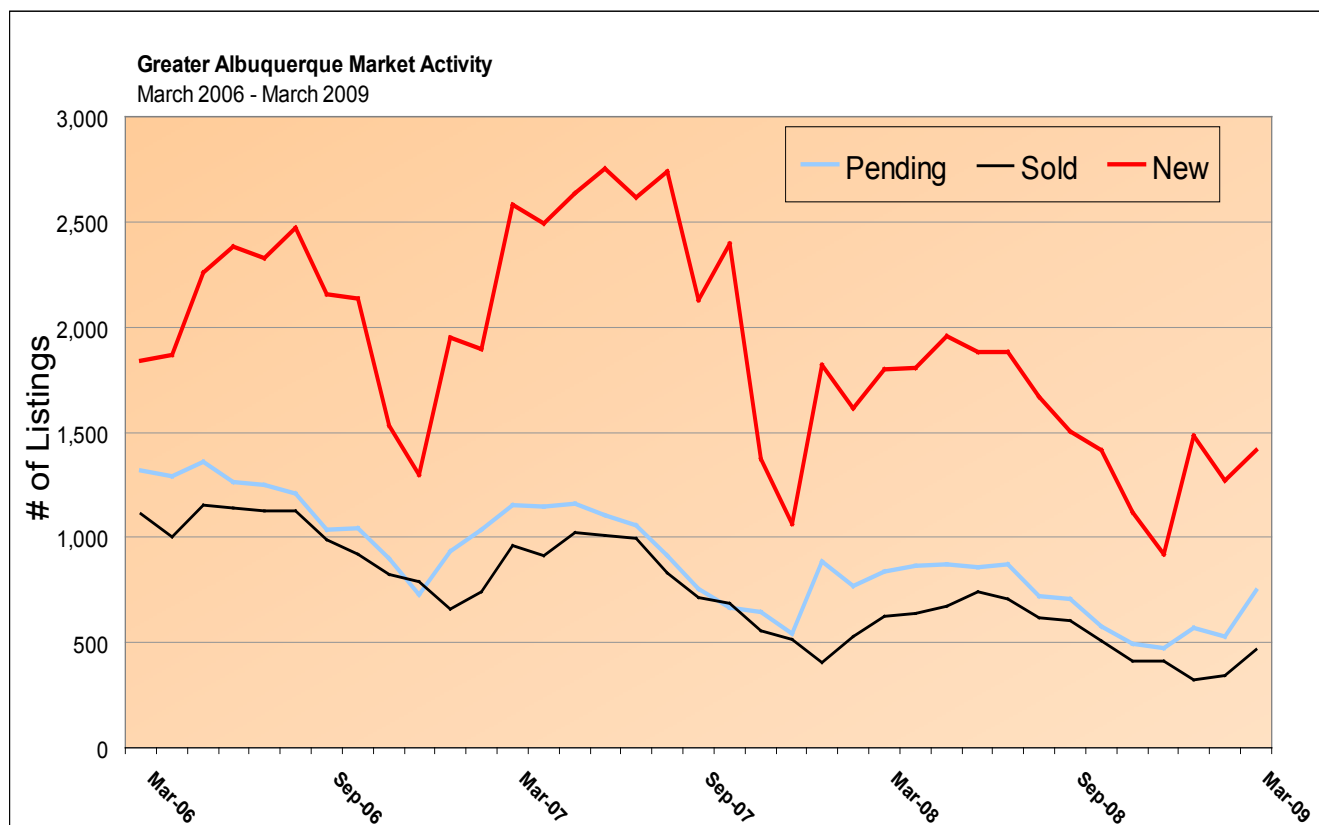
As of March 5, 2009

Class R1 Active as of March 5, 2009:	5,342
Class R2 Active as of March 5, 2009:	653
TOTAL:	5,995



SOURCE: Greater Albuquerque Association of REALTORS®
Southwest MLS Sales Data 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	
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

1,415

Compared to last month

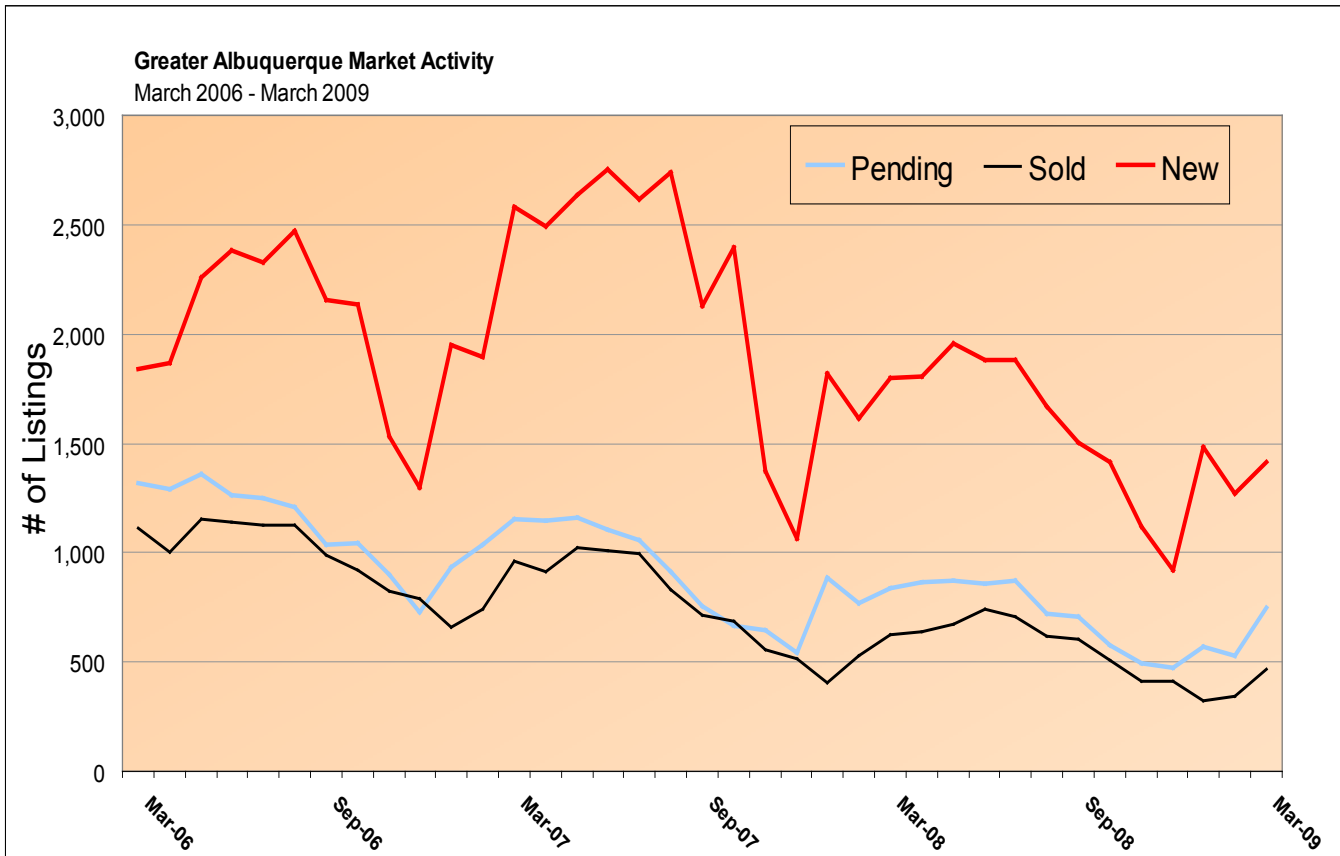
↑ 11.2%

Compared to March 2008

↓ 21.4%

SOURCE: Greater Albuquerque Association of REALTORS®
Southwest MLS Sales Data 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	
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

748

Compared to last month

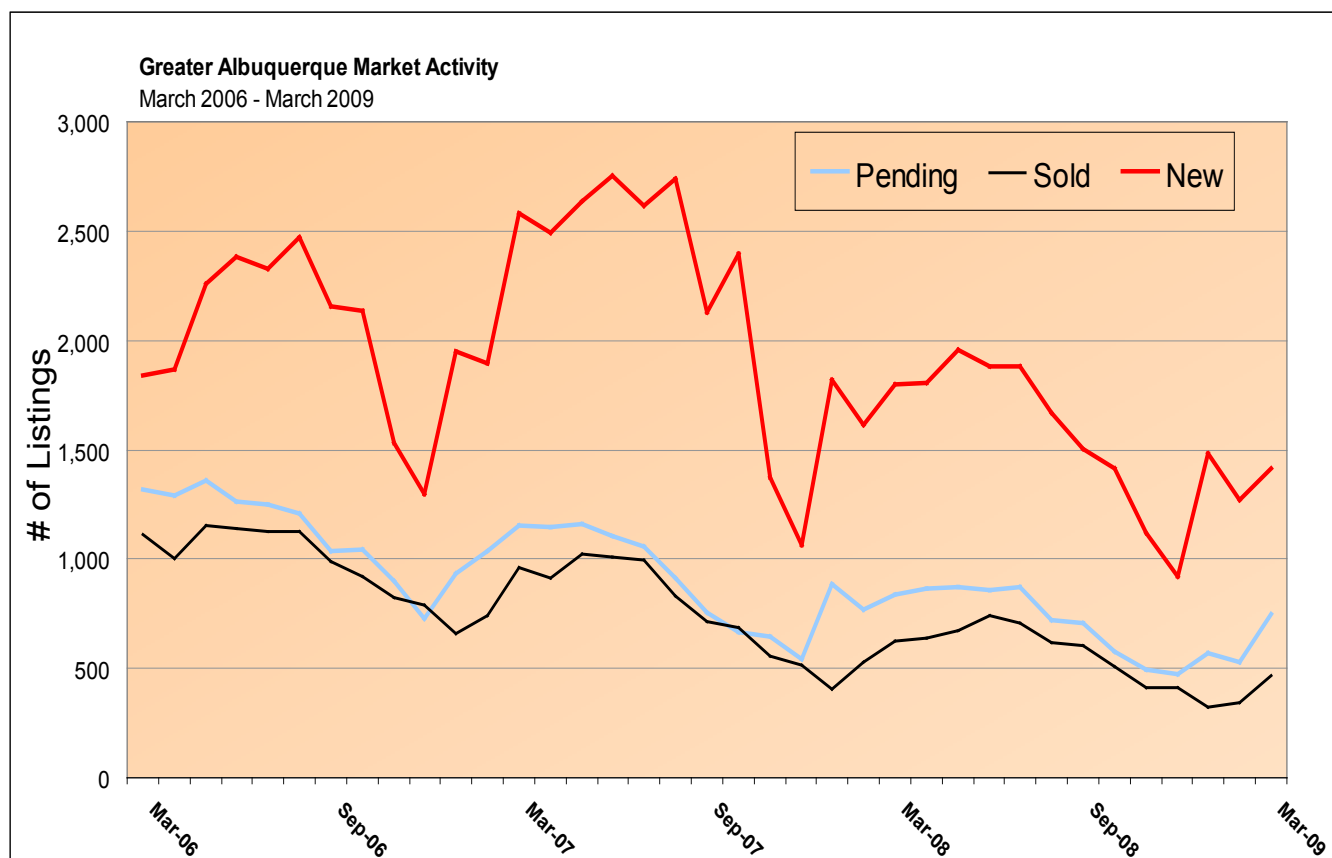
↑ 41.1%

Compared to March 2008

↓ 10.5%

SOURCE: Greater Albuquerque Association of REALTORS®
Southwest MLS Sales Data 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	
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

465

Compared to last month

↑ 35.6%

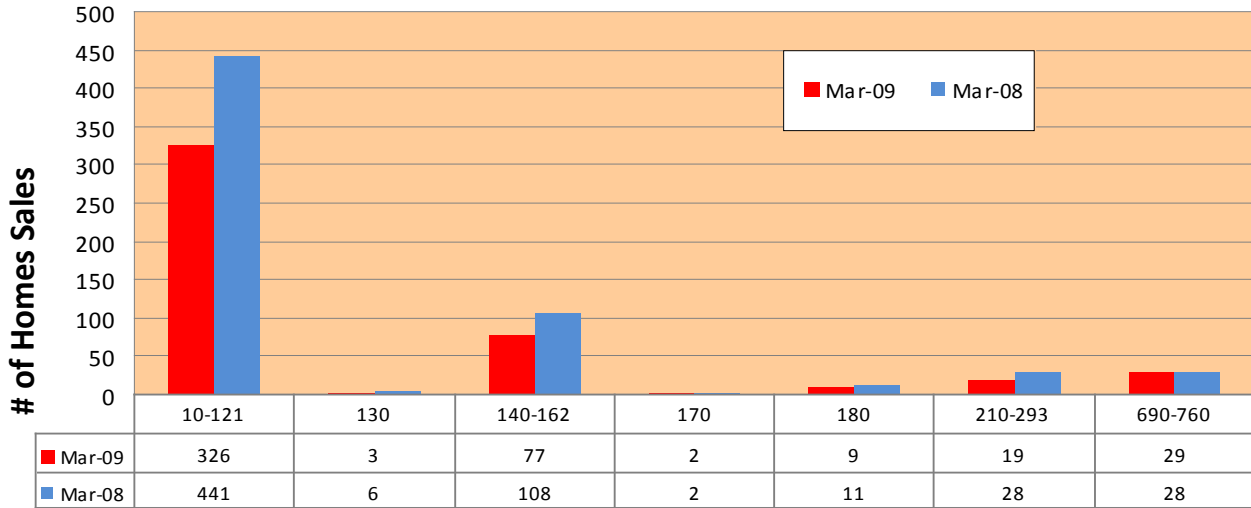
Compared to March 2008

↓ 25.5%

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

Closed Sales by Market Area

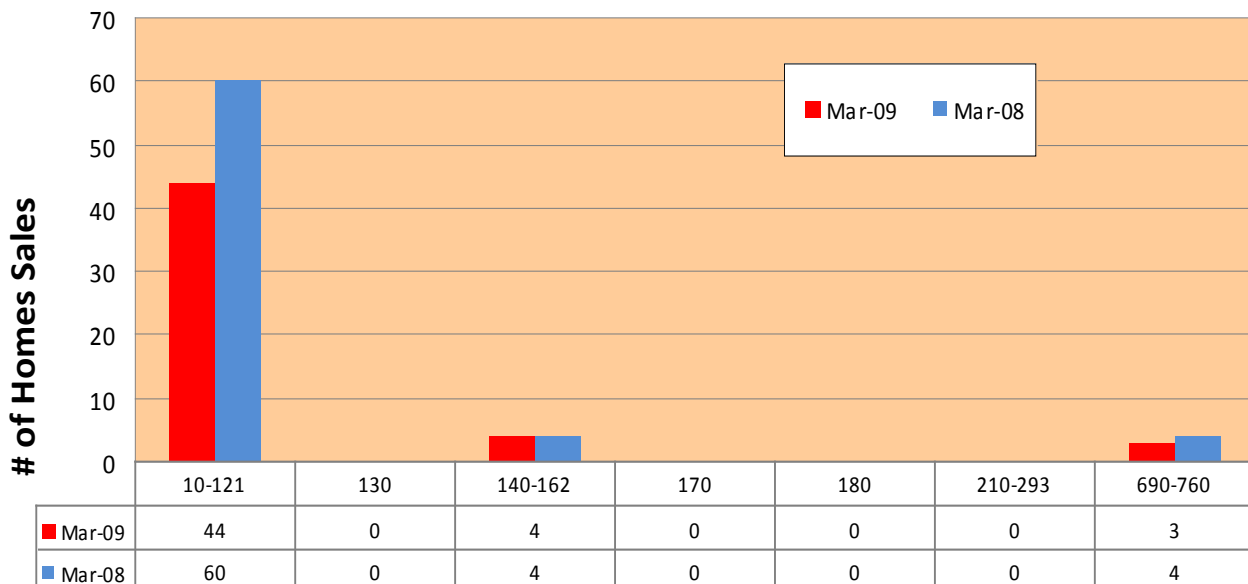
March 2008 & 2009 Detached Sales



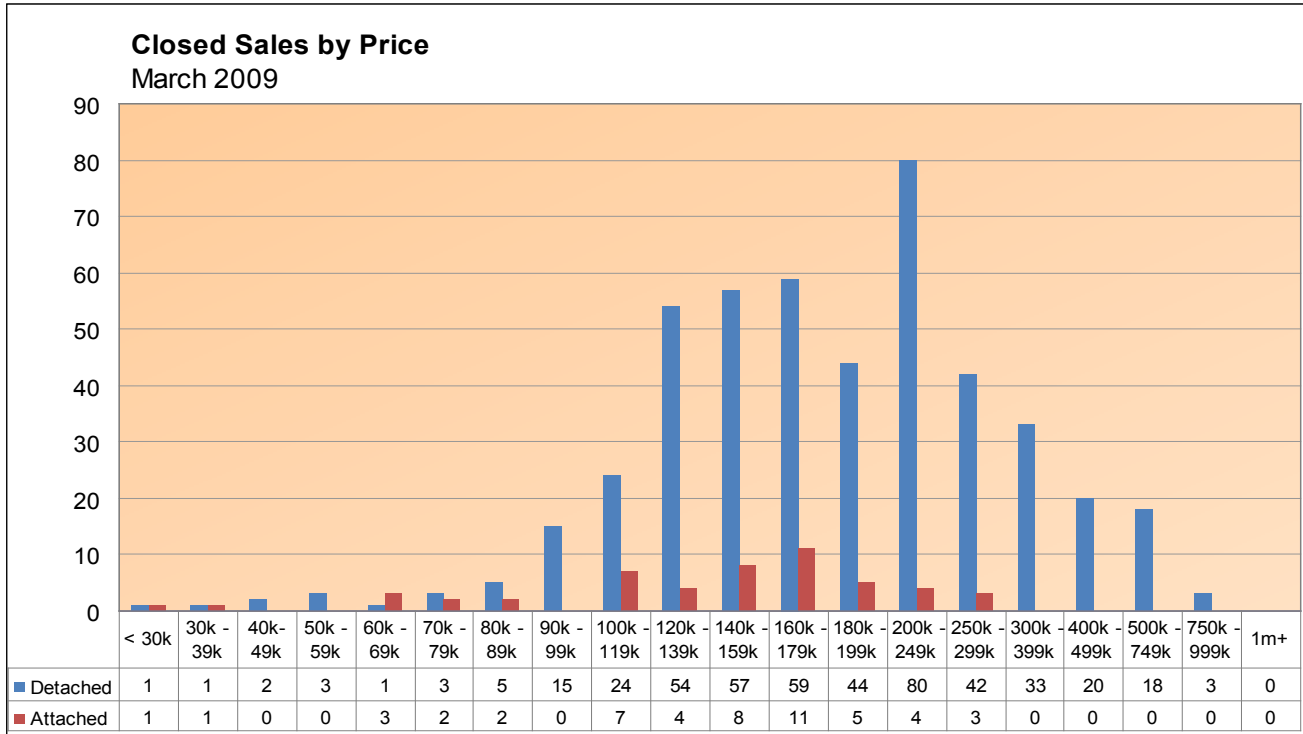
SWMLS Market Areas

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		

March 2008 & 2009 Attached Sales



Closed Sales by Price



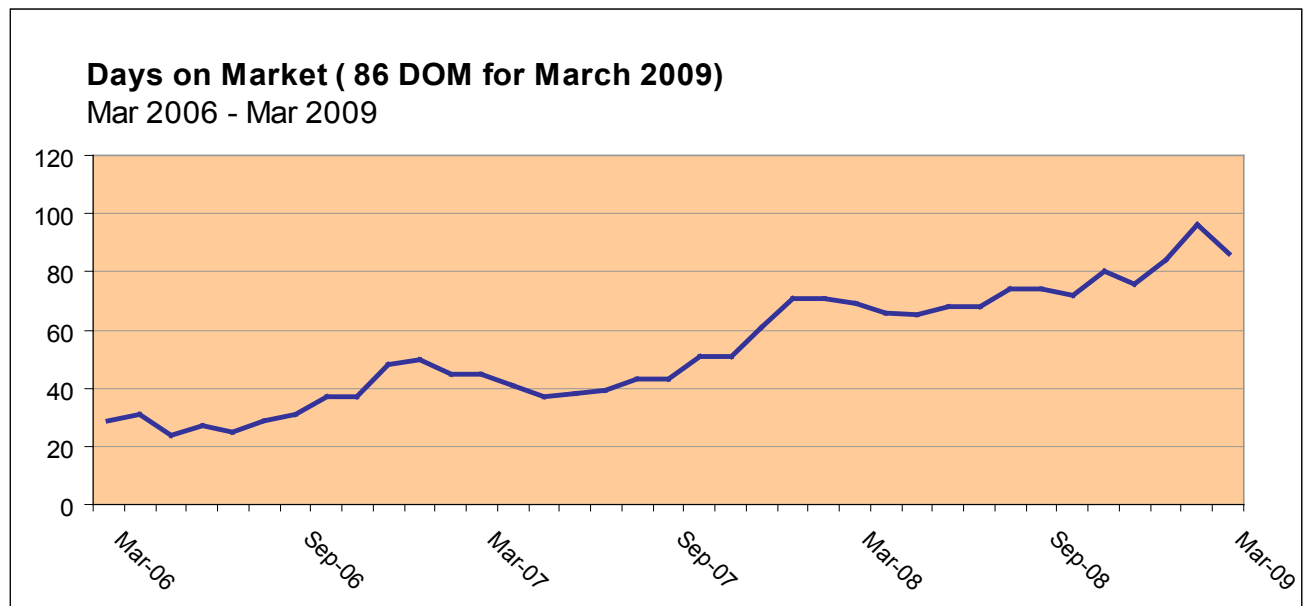
Top Selling Price Range for Detached Homes

\$200,000-\$249,000

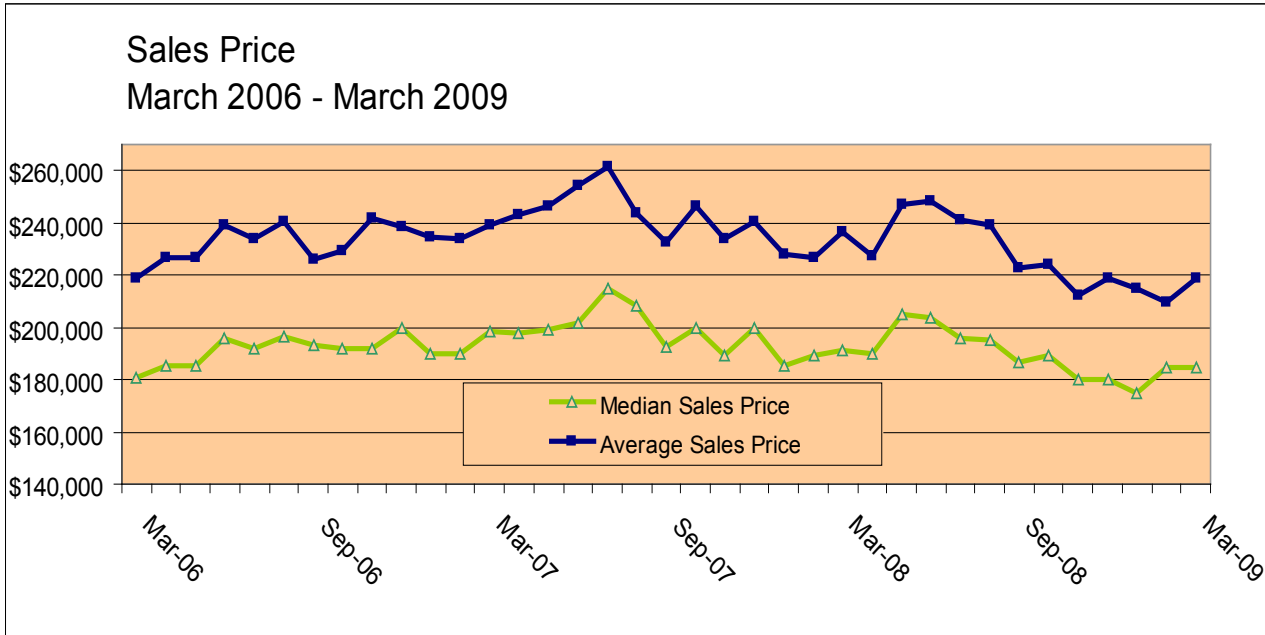
Top Selling Price Range for Attached Homes

\$160,000-\$179,900

Days on Market



Home Sales Prices



Median Sales Price for Single Family Homes

\$184,500

Average Sales Price for Single Family Homes

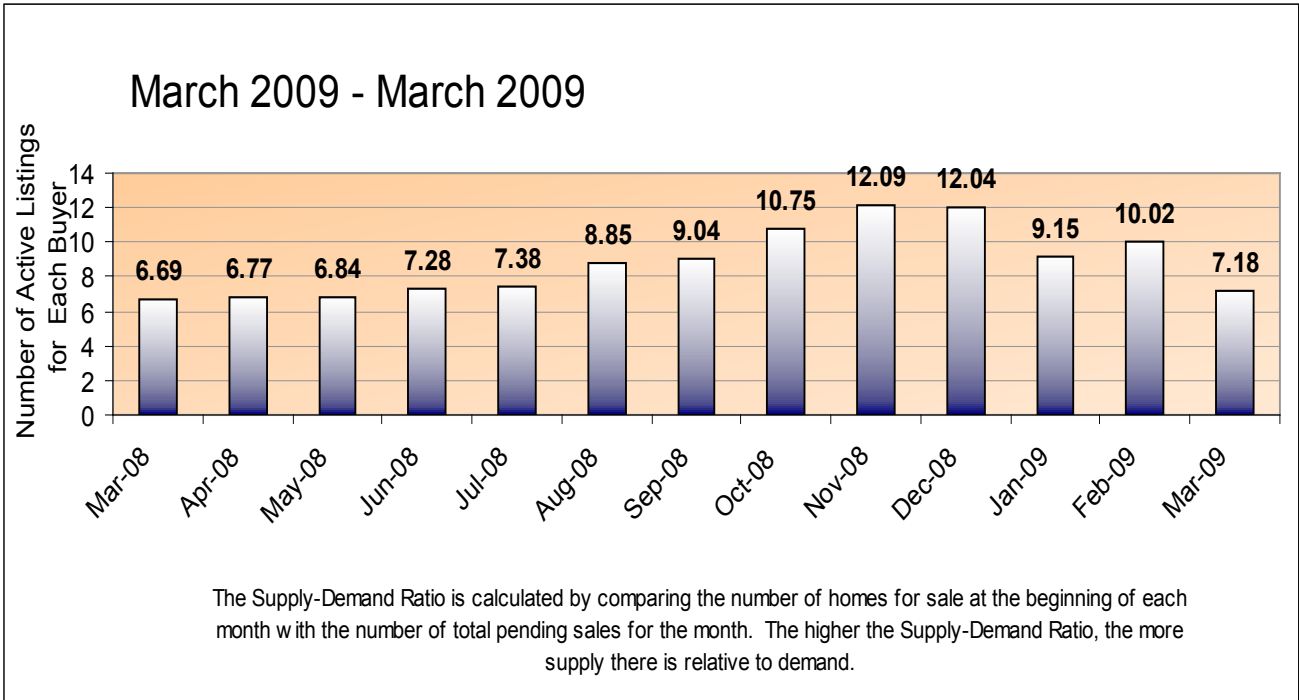
\$218,543

Median Sales Price detached

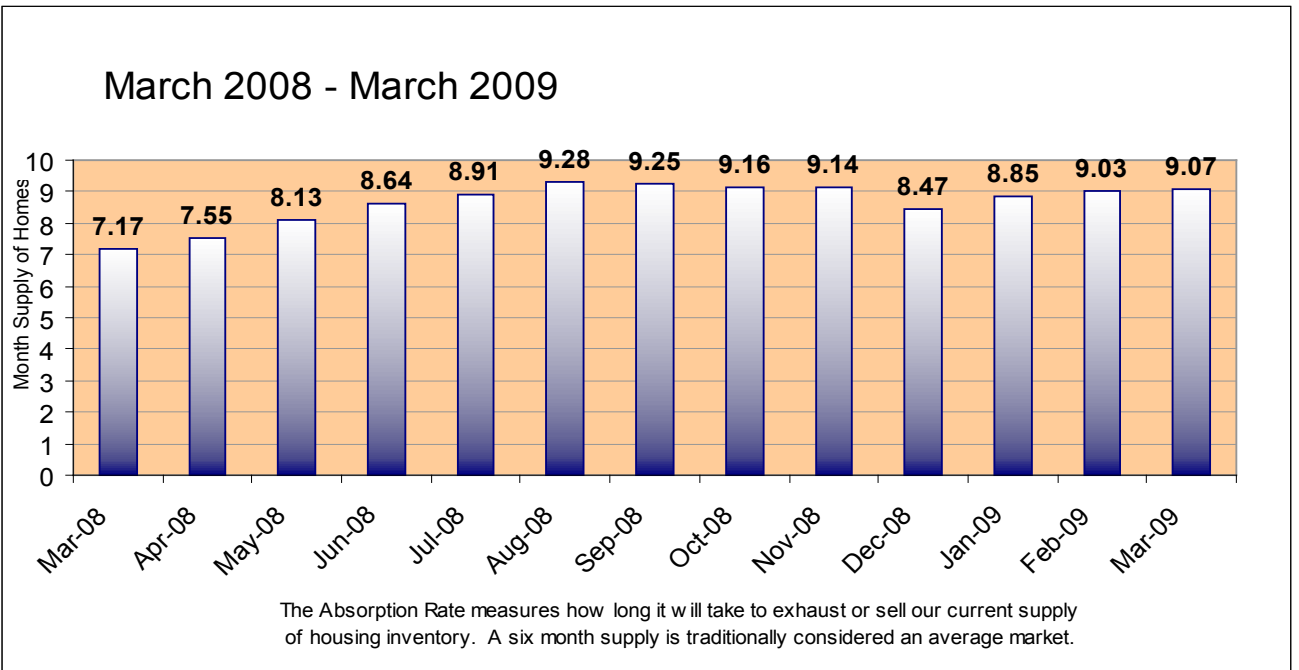
Month/Year	2005	2006	2007	2008	2009
Jan	\$149,900	\$172,250	\$190,000	\$185,000	\$175,000
Feb	\$149,000	\$173,750	\$189,800	\$189,250	\$184,900
Mar	\$155,000	\$181,000	\$198,500	\$191,250	\$184,500
Apr	\$155,000	\$185,000	\$198,012	\$189,900	
May	\$165,000	\$185,000	\$199,000	\$205,000	
Jun	\$165,000	\$195,575	\$201,500	\$203,500	
Jul	\$174,000	\$191,900	\$214,900	\$196,000	
Aug	\$171,000	\$196,500	\$208,000	\$195,000	
Sep	\$171,000	\$193,250	\$192,500	\$186,750	
Oct	\$178,200	\$192,000	\$200,000	\$189,417	
Nov	\$178,900	\$192,000	\$189,450	\$180,000	
Dec	\$175,000	\$199,500	\$200,000	\$179,900	

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

Supply-Demand



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	Jan	1,483	1,817	-18.38%	175	216	-18.98%	1,658	2,033	-18.45%
	Feb	1,272	1,615	-21.24%	168	158	6.33%	3,098	3,806	-18.60%
	Mar	1,415	1,800	-21.39%	171	191	-10.47%	4,684	5,797	-19.20%
Pending Sales	Jan	571	884	-35.41%	55	108	-49.07%	626	992	-36.90%
	Feb	530	768	-30.99%	58	75	-22.67%	1,214	1,835	-33.84%
	Mar	748	836	-10.53%	64	88	-27.27%	2,026	2,759	-26.57%
Closed Sales	Jan	324	408	-20.59%	27	64	-57.81%	351	472	-25.64%
	Feb	343	532	-35.53%	33	60	-45.00%	727	1,064	-31.67%
	Mar	465	624	-25.48%	51	68	-25.00%	1,243	1,756	-29.21%
Dollar Volume of Closed Sales (in millions)	Jan	\$69.6	\$92.9	-25.08%	\$4.9	\$10.6	-53.77%	\$74.5	\$103.5	-28.02%
	Feb	\$71.9	\$120.4	-40.28%	\$4.8	\$9.5	-49.47%	\$151.2	\$233.4	-35.22%
	Mar	\$101.6	\$147.5	-31.12%	\$7.5	\$10.9	-31.19%	\$260.3	\$391.8	-33.56%
Median Sales Price	Jan	\$175,000	\$185,000	-5.41%	\$158,500	\$152,500	3.93%	--	--	--
	Feb	\$184,900	\$189,250	-2.30%	\$140,000	\$157,750	-11.25%	--	--	--
	Mar	\$184,500	\$191,250	-3.53%	\$154,900	\$148,250	4.49%	--	--	--
Average Sales Price	Jan	\$214,872	\$227,898	-5.72%	\$180,159	\$165,124	9.11%	--	--	--
	Feb	\$209,515	\$226,342	-7.43%	\$145,262	\$159,000	-8.64%	--	--	--
	Mar	\$218,543	\$236,394	-7.55%	\$147,716	\$160,804	-8.14%	--	--	--
Total Active Listings Available	Jan	5,309	5,525	-3.91%	616	551	11.80%	--	--	--
	Feb	5,373	5,591	-3.90%	664	556	19.42%	--	--	--
	Mar	5,342	5,836	-8.46%	653	598	9.20%	--	--	--
Average Days on Market	Jan	84	71	18.31%	100	65	53.85%	--	--	--
	Feb	96	71	35.21%	105	59	77.97%	--	--	--
	Mar	86	69	24.64%	89	60	48.33%	--	--	--

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	Jan	262	351	-25.36%	Jan	975	1,161	-16.02%
	Feb	233	299	-22.07%	Feb	800	1,059	-24.46%
	Mar	234	318	-26.42%	Mar	929	1,235	-24.78%
Pending Sales	Jan	92	129	-28.68%	Jan	392	510	-23.14%
	Feb	73	128	-42.97%	Feb	380	527	-27.89%
	Mar	147	125	17.60%	Mar	497	627	-20.73%
Closed Sales	Jan	52	58	-10.34%	Jan	223	311	-28.30%
	Feb	51	84	-39.29%	Feb	248	390	-36.41%
	Mar	77	108	-28.70%	Mar	326	473	-31.08%
Median Sales Price	Jan	\$180,000	\$174,000	3.45%	Jan	\$174,500	\$189,000	-7.67%
	Feb	\$207,000	\$165,500	25.08%	Feb	\$181,348	\$198,000	-8.41%
	Mar	\$189,000	\$170,000	11.18%	Mar	\$180,000	\$191,500	-6.01%
Average Sales Price	Jan	\$206,413	\$206,343	0.03%	Jan	\$216,893	\$228,271	-4.98%
	Feb	\$229,777	\$198,991	15.47%	Feb	\$201,983	\$233,764	-13.60%
	Mar	\$218,636	\$187,723	16.47%	Mar	\$212,607	\$236,823	-10.23%
Total Active	Jan	958	828	15.70%	Jan	3,179	N/A	-
	Feb	990	1,023	-3.23%	Feb	3,185	N/A	-
	Mar	941	1,054	-10.72%	Mar	3,212	N/A	-
Average Days on Market	Jan	95	64	48.44%	Jan	78	66	18.18%
	Feb	100	64	56.25%	Feb	89	68	30.88%
	Mar	83	68	22.06%	Mar	83	67	23.88%

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

