



October 2009 Monthly Market Report

Monthly Highlights

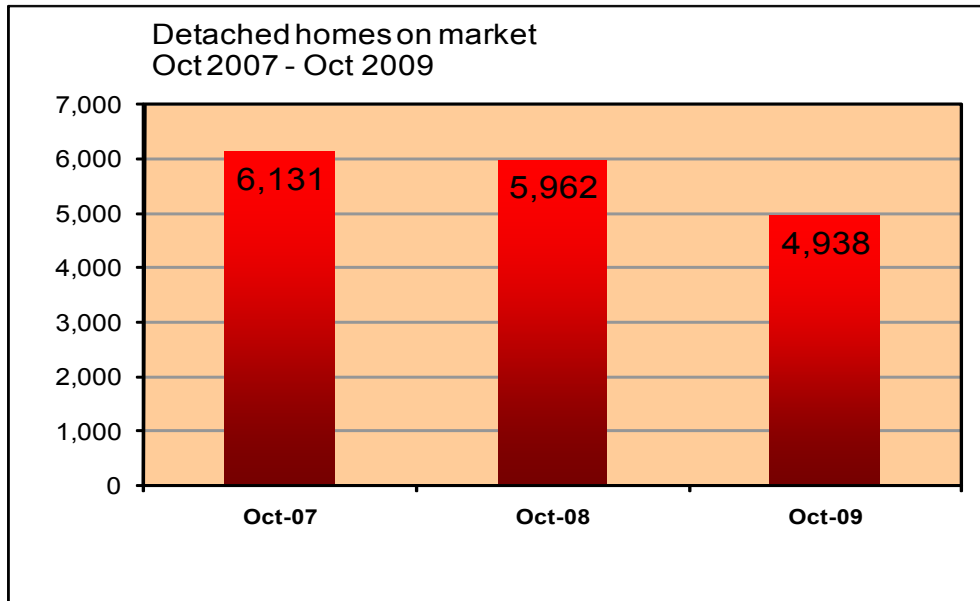
- Detached home sales in the Greater Albuquerque market areas are up 10.59 % from the previous month and increased 43.05 % compared to October 2008.
- October 2009 is the 2nd highest sales month for this year and the 3rd highest sales month since September 2007.
- Pending sales for detached homes in the Greater Albuquerque market areas rose 56.52 % when compared to October 2008. This is also the 4th time this year pending sales have been 900 or higher.

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

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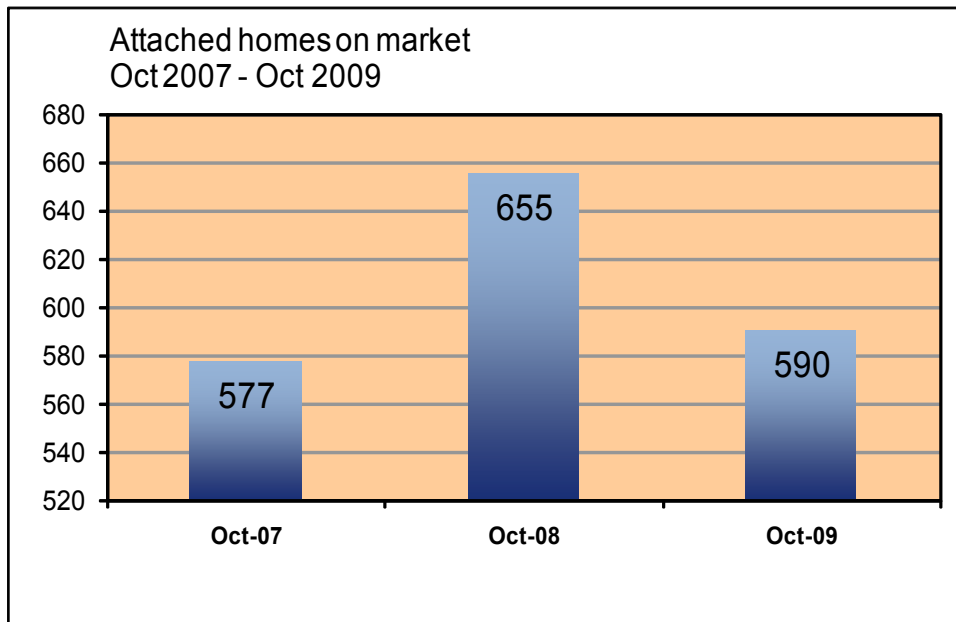
Market Inventory



Detached represents existing single-family detached homes

Total Active Listings as of November 5, 2009

Active detached:	4,938
Active attached:	+ 590
Total:	5,528

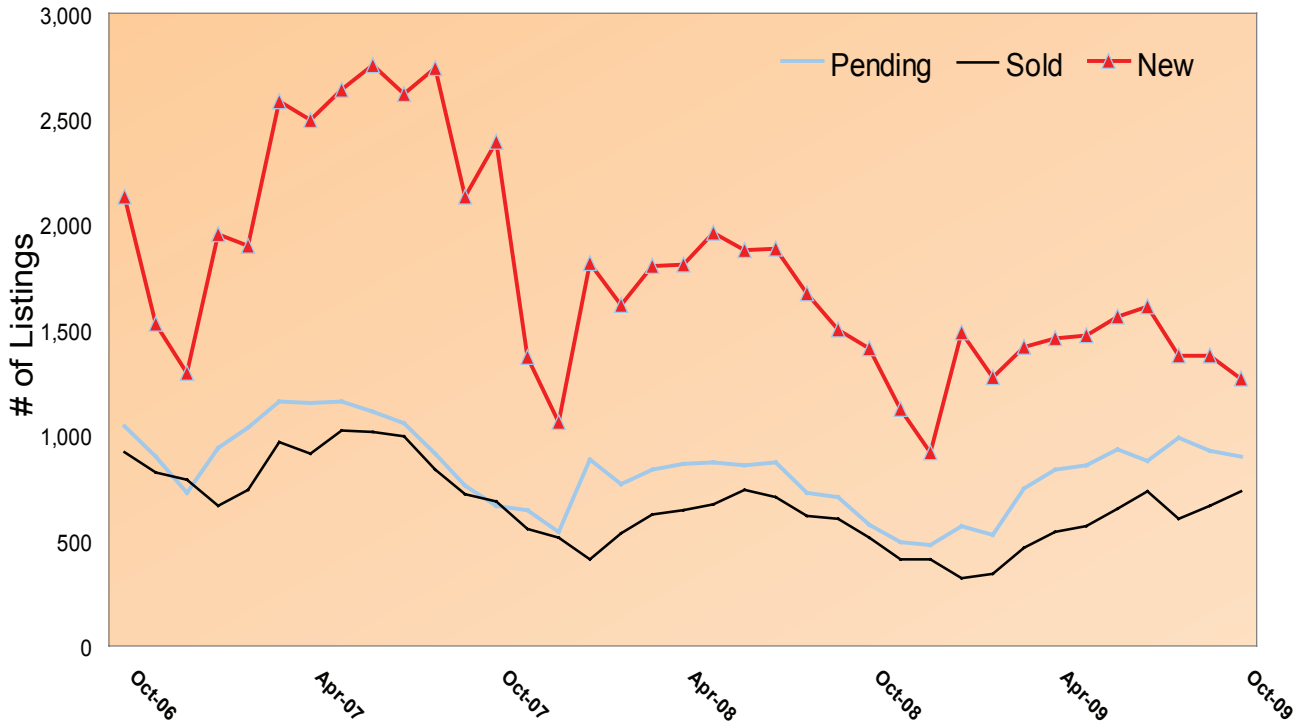


Attached represents existing condo/townhomes attached homes

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

New Listings

Greater Albuquerque Market Activity
October 2006 - October 2009



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	
Dec	1,049	1,297	1,064	917	

New Listings this month

1,264

Compared to last month

↓ **8.07%**

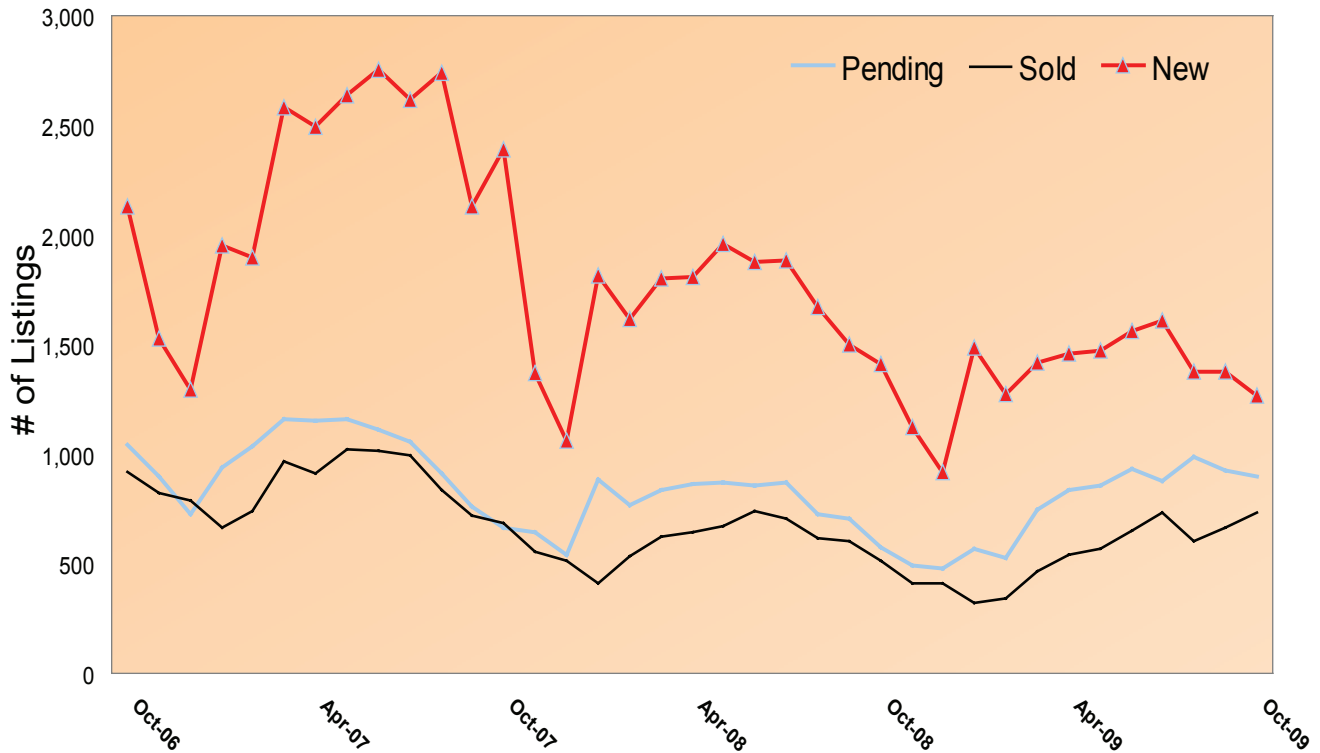
Compared to Oct. 2008

↓ **10.42%**

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

Pending Sales

Greater Albuquerque Market Activity
October 2006 - October 2009



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	
Dec	787	729	543	477	

Pending Sales this month

900

Compared to last month

↓ 2.49%

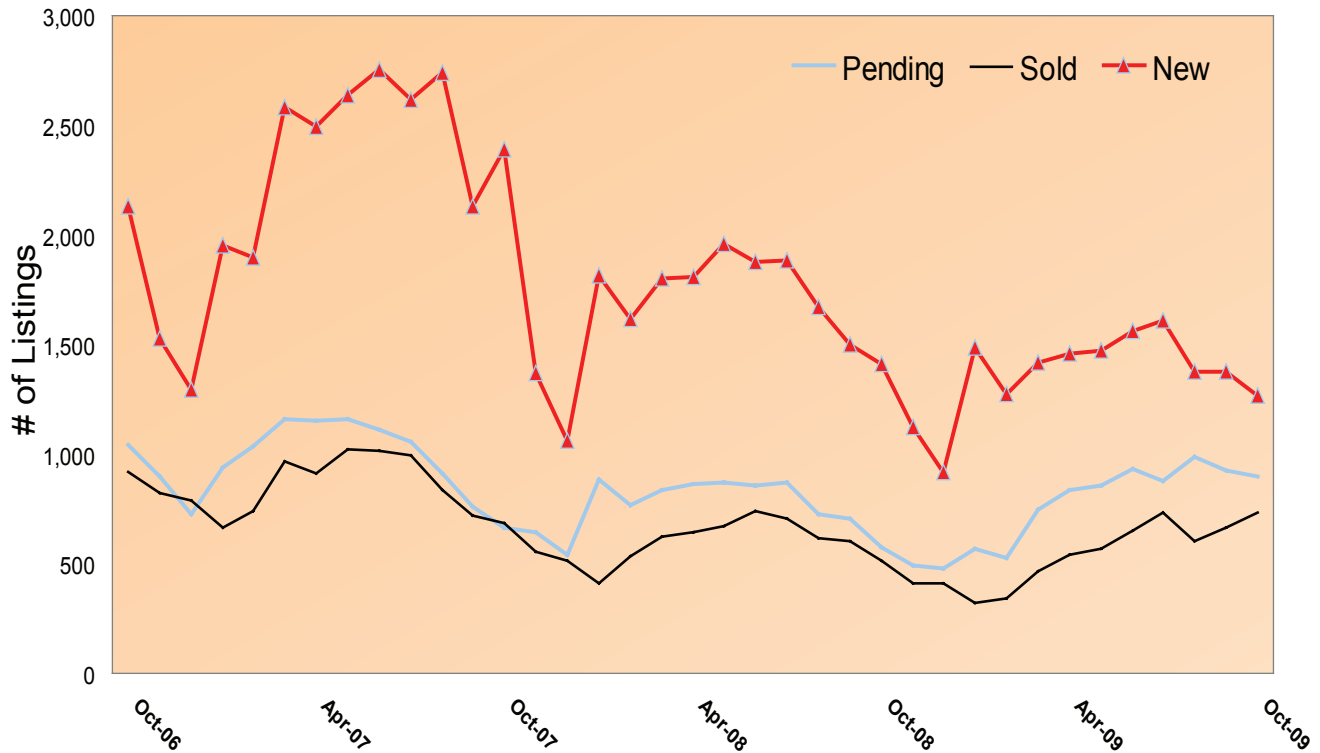
Compared to Oct. 2008

↑ 56.52%

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Closed Sales

Greater Albuquerque Market Activity
October 2006 - October 2009



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	
Dec	924	787	516	412	

Closed Sales this month

731

Compared to last month

↑ **10.59%**

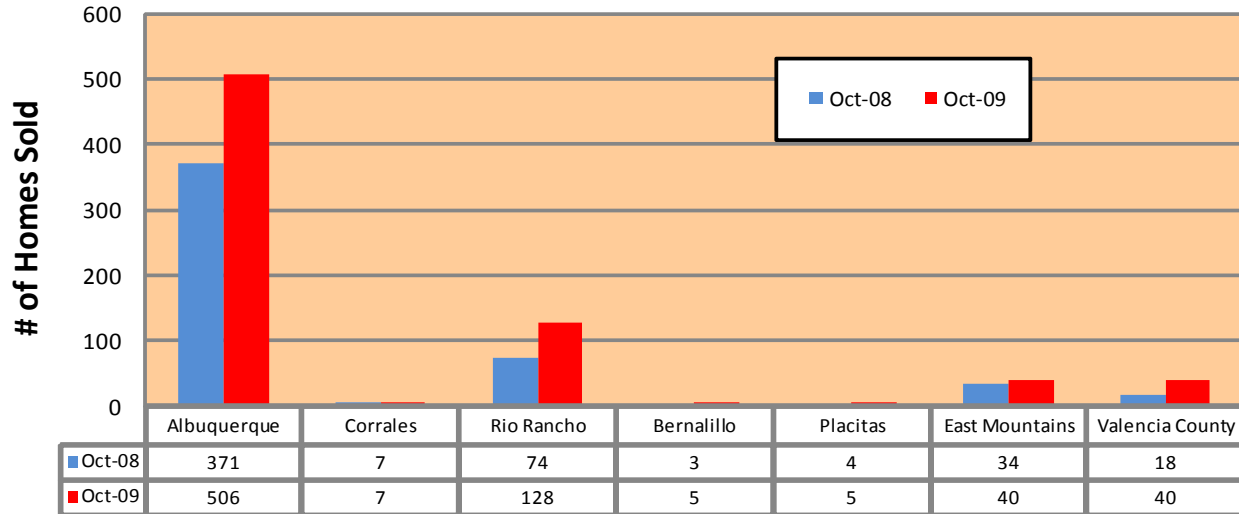
Compared to Oct. 2008

↑ **43.05%**

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

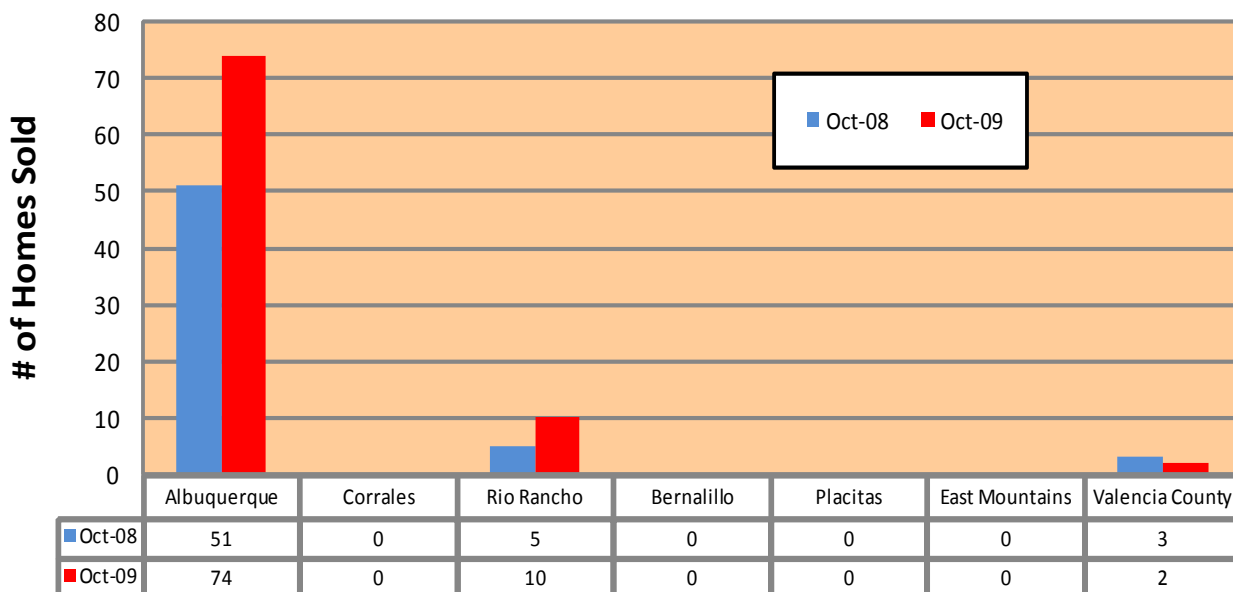
October 2008 & 2009 Detached Sales



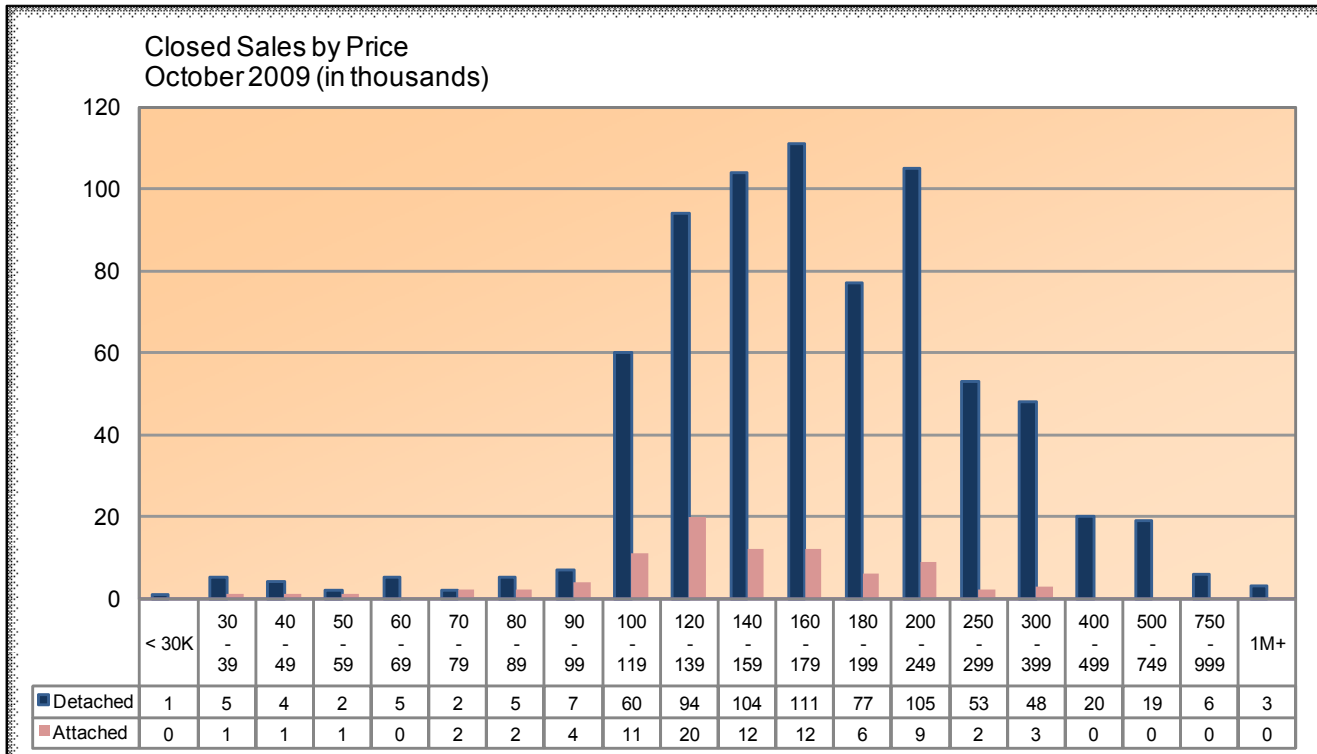
SWMLS Market Areas

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		

October 2008 & 2009 Attached Sales



Closed Sales by Price



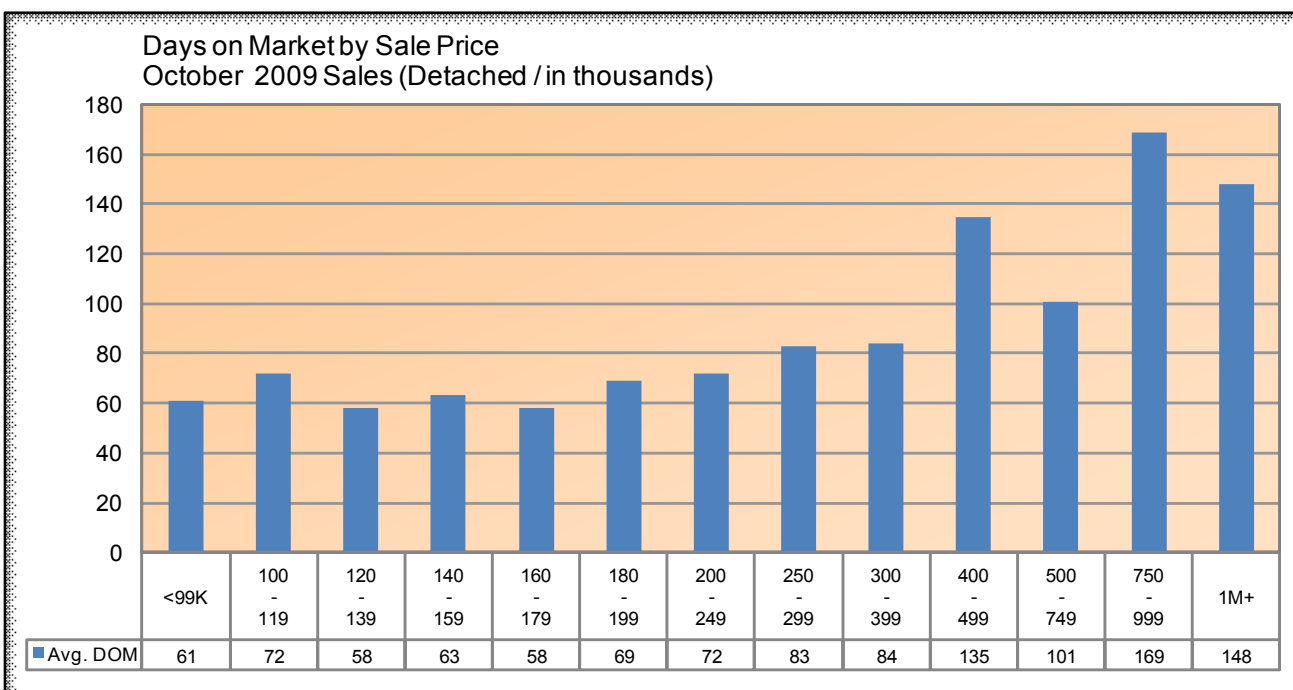
Top Selling Price Range for Detached Homes

\$160,000-\$179,000

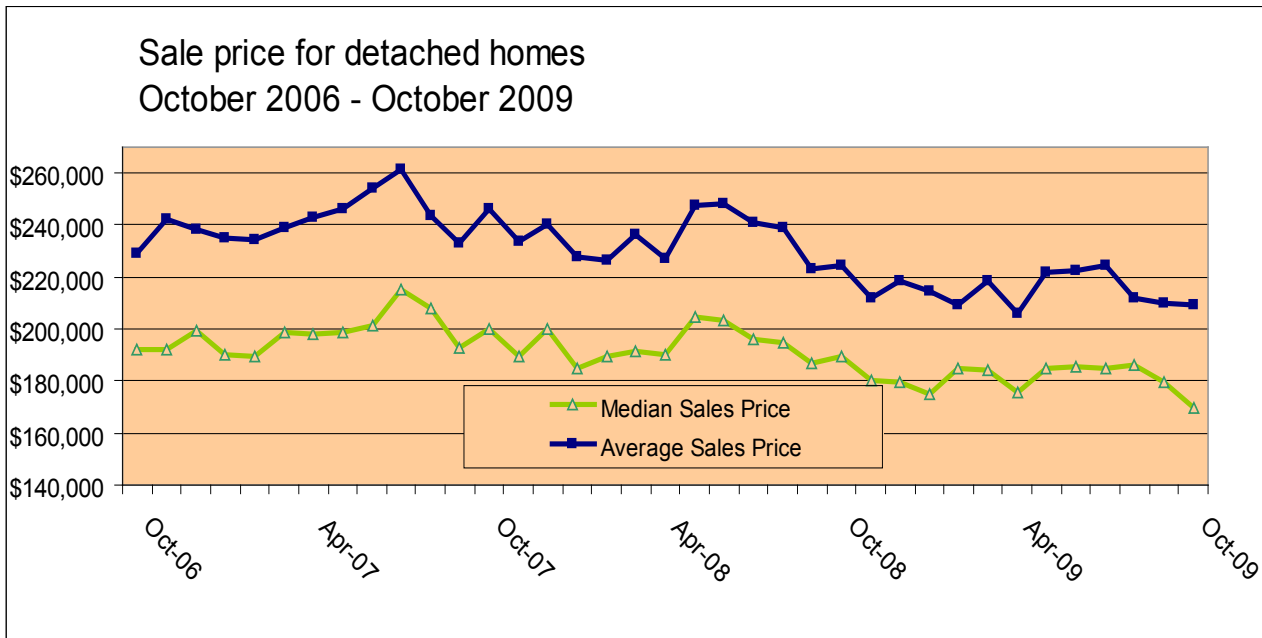
Top Selling Price Range for Attached Homes

\$120,000 - \$139,000

Days on Market by Sale Price



Home Sales Prices



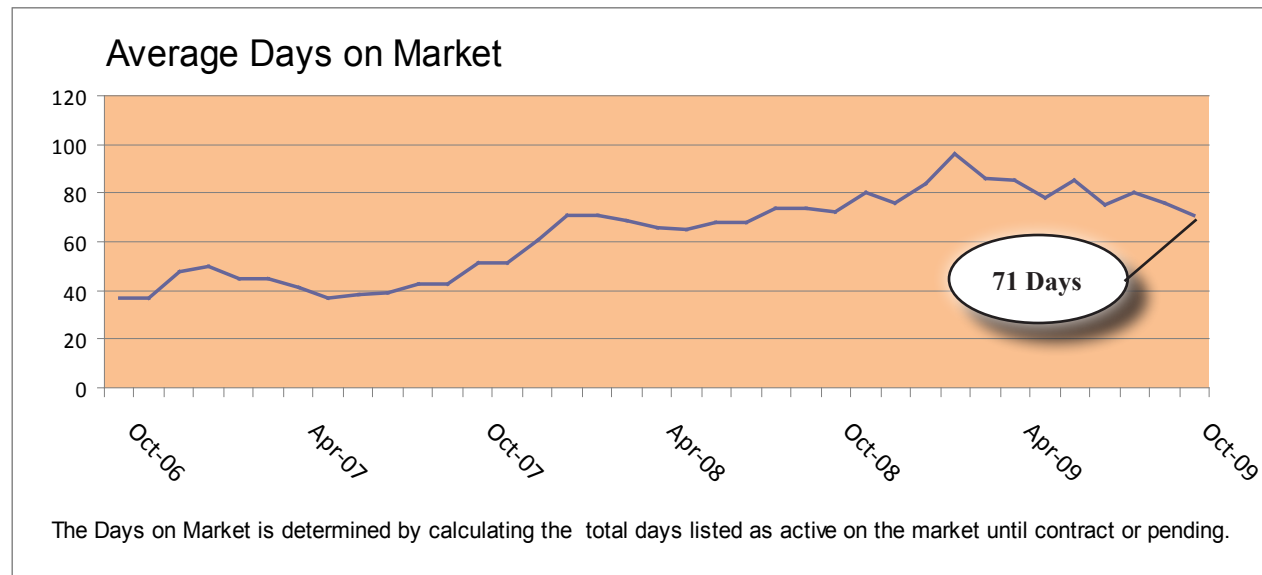
Median Sales Price for Detached Homes

\$170,000

Average Sales Price for Detached Homes

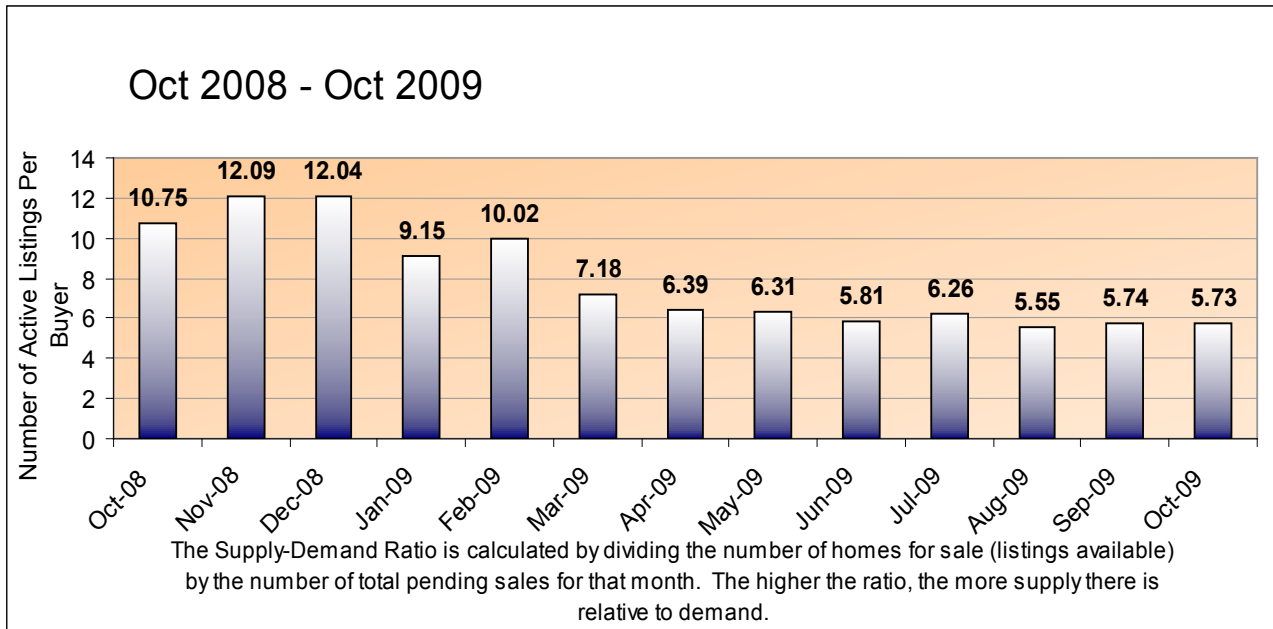
\$209,614

Days on Market

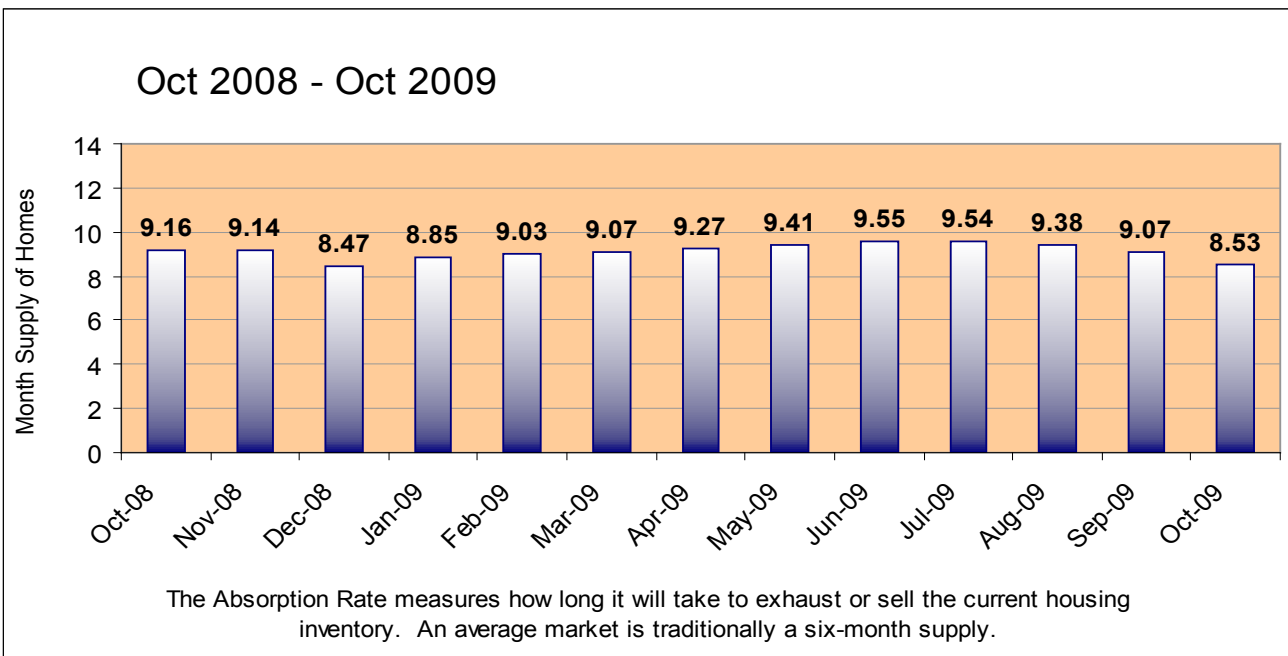


SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

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)	Percent Change	(ATT)	Percent Change	(DET+ATT)	Percent Change	(DET+ATT)	Percent Change
		2009		2008		2009 Year-to-Date		2008 Year-to-Date	
New Listings	Oct	1,264	-10.42%	164	2.50%	15,970	-16.49%	19,123	
	Nov							20,347	
	Dec							21,397	
Pending Sales	Oct	900	56.52%	107	78.33%	9,057	2.59%	8,828	
	Nov							9,377	
	Dec							9,896	
Closed Sales	Oct	731	43.05%	86	45.76%	6,252	-7.03%	6,725	
	Nov							7,180	
	Dec							7,644	
Dollar Volume of Closed Sales (in millions)	Oct	\$153.2	33.68%	\$13.1	32.32%	\$1,305.4	-14.80%	\$1,532.1	
	Nov							\$1,626.4	
	Dec							\$1,725.2	
Median Sales Price	Oct	\$170,000	-10.25%	\$142,000	-11.25%				
	Nov								
	Dec								
Average Sales Price	Oct	\$209,614	-6.53%	\$151,745	-9.91%				
	Nov								
	Dec								
Total Active Listings Available	Oct	4,938	-17.18%	590	-9.92%				
	Nov								
	Dec								
Average Days on Market	Oct	71	-1.39%	75	41.51%				
	Nov								
	Dec								

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Market Snapshot - Albuquerque & Rio Rancho

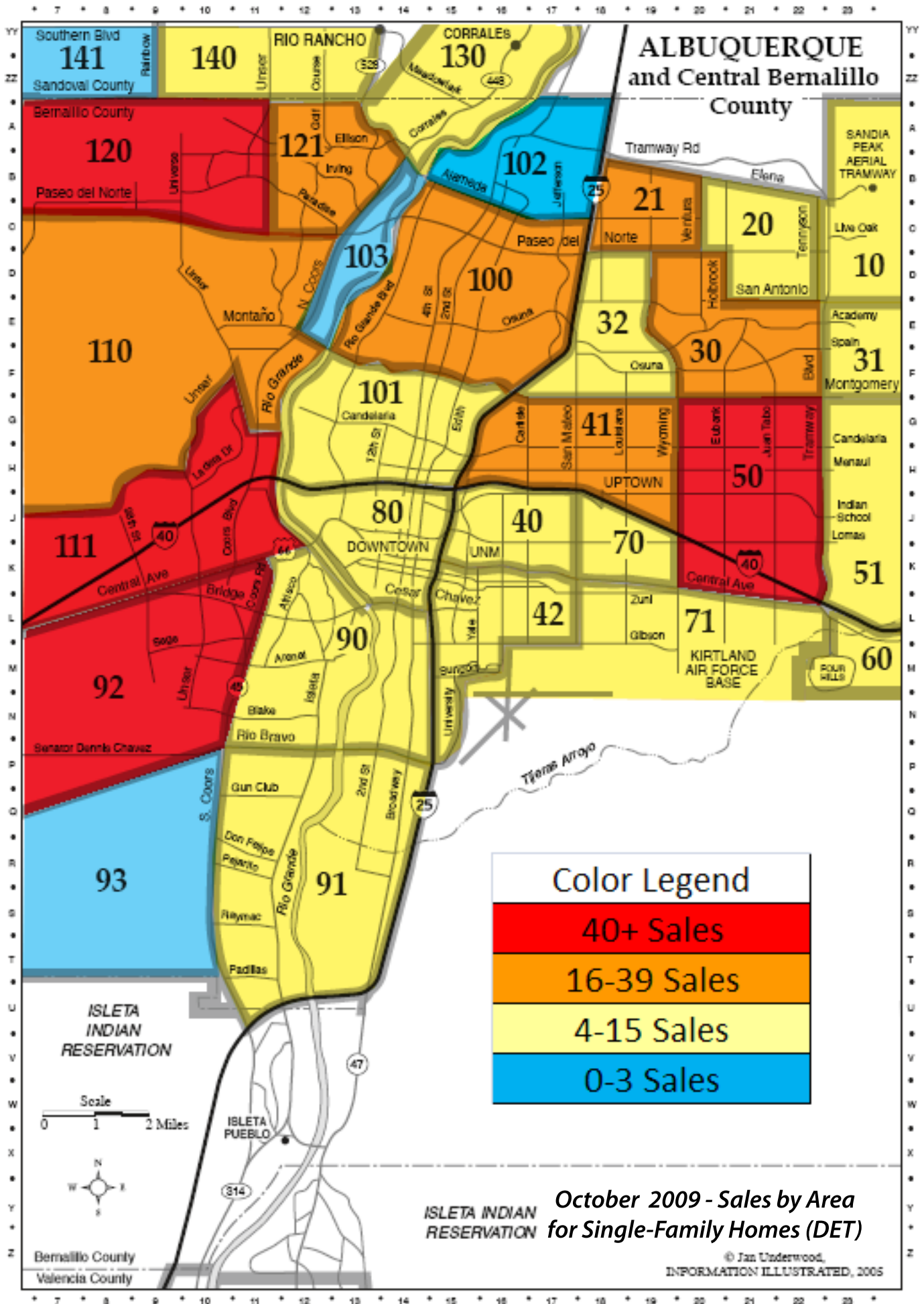
City of Albuquerque		Rio Rancho		Percent Change			
	(DET) 2009	(DET) 2008		(DET) 2009	(DET) 2008	Percent Change	
New Listings	Oct	833	938	New Listings	Oct	199	-14.59%
	Nov		727		Nov	200	
	Dec		573		Dec	185	
Pending Sales	Oct	595	402	Pending Sales	Oct	158	77.53%
	Nov		346		Nov	85	
	Dec		324		Dec	83	
Closed Sales	Oct	506	371	Closed Sales	Oct	128	72.97%
	Nov		293		Nov	74	
	Dec		295		Dec	65	
Median Sales Price	Oct	\$173,200	\$190,000	Median Sales Price	Oct	\$165,000	-2.37%
	Nov		\$180,000		Nov	\$177,450	
	Dec		\$180,000		Dec	\$175,000	
Average Sales Price	Oct	\$210,137	\$217,924	Average Sales Price	Oct	\$183,598	-1.12%
	Nov		\$212,557		Nov	\$201,630	
	Dec		\$221,119		Dec	\$197,182	
Total Active	Oct	2,967	3,611	Total Active	Oct	757	-24.83%
	Nov		3,462		Nov	1,002	
	Dec		3,104		Dec	935	
Average Days on Market	Oct	63	69	Average Days on Market	Oct	82	15.49%
	Nov		76		Nov	82	
	Dec		76		Dec	73	

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

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	105	N/A	-
	Nov		N/A	Nov		N/A	-
	Dec		N/A	Dec		N/A	-
Pending Sales	Oct	49	N/A	Oct	72	N/A	-
	Nov		N/A	Nov		N/A	-
	Dec		N/A	Dec		N/A	-
Closed Sales	Oct	40	35	Oct	40	19	110.53%
	Nov		13	Nov		26	-
	Dec		21	Dec		23	-
Median Sales Price	Oct	\$205,100	N/A	Oct	\$145,710	N/A	-
	Nov		N/A	Nov		N/A	-
	Dec		N/A	Dec		N/A	-
Average Sales Price	Oct	\$241,041	N/A	Oct	\$148,460	N/A	-
	Nov		N/A	Nov		N/A	-
	Dec		N/A	Dec		N/A	-
Total Active	Oct	431	N/A	Oct	472	N/A	-
	Nov		N/A	Nov		N/A	-
	Dec		N/A	Dec		N/A	-
Average Days on Market	Oct	115	N/A	Oct	95	N/A	-
	Nov		N/A	Nov		125	-
	Dec		N/A	Dec		N/A	-

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



Southern Blvd
141
Sandoval County

140
Rio Rancho

130
Corrales

ALBUQUERQUE
and Central Bernalillo
County

120
Bernalillo County
Paseo del Norte

121
Ellison
Irving
Paradise

102
Avameda
Justiwan

21
Tramway Rd
Elena
Verdura

20
Tennyson
Lino Oak
10
SANDIA PEAK AERIAL TRAMWAY

110
Unser
Montaño
Rio Grande
N Coors

103
Rio Grande Blvd
4th St
2nd St
100
Osuna
Paseo del Norte

32
Osuna
30
Proberok
San Antonio
10
Academy
Spain
31
Montgomery

10
Academy
Spain
31
Montgomery

111
Central Ave
40
Cora Blvd
66
92
Senator Dennis Chavez

101
Candelaria
12th St
Edith
80
DOWNTOWN
UNM
40
Cesar
Chavez
Yale
42
Zuni
Gibson
70
UNM
71
KIRTLAND AIR FORCE BASE

41
San Mateo
Louisiana
Wyoming
50
Eubank
Juan Tabo
Tramway
51
Candelaria
Menaul
Indian School
Lomas

50
Eubank
Juan Tabo
Tramway
51
Candelaria
Menaul
Indian School
Lomas
60
FOUR HILLS

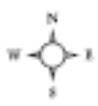
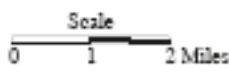
92
Unser
45
93
S. Coors
91
Gun Club
Don Felipe
Pavario
Raymac
Padillas

90
Arisco
Aronal
Isleta
Blake
Rio Bravo
2nd St
Broadway
25
Tierras Arroyo

40
Central Ave
40
Cora Blvd
66
92
Senator Dennis Chavez

50
Eubank
Juan Tabo
Tramway
51
Candelaria
Menaul
Indian School
Lomas
60
FOUR HILLS

ISLETA INDIAN RESERVATION



ISLETA PUEBLO

ISLETA INDIAN RESERVATION

October 2009 - Sales by Area for Single-Family Homes (DET)

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