



September 2009 Monthly Market Report

Monthly Highlights

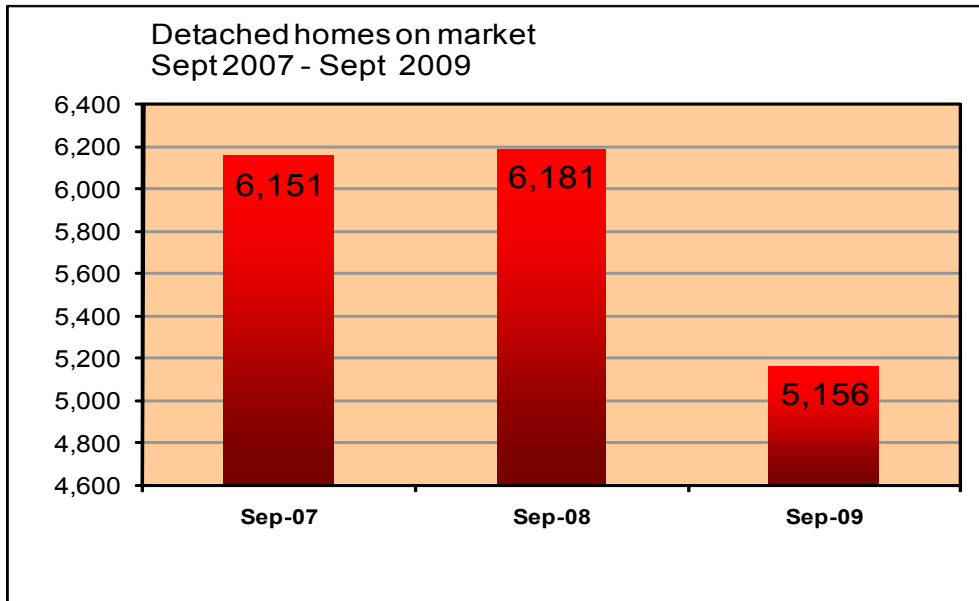
- Single-family home sales in the Greater Albuquerque market areas are up 10.17 percent from the previous month and 9.44 percent from the previous year.
- Pending Sales for single-family homes in the Greater Albuquerque market areas are up 30.74 percent from September 2008.
- Single-family homes selling in the city of Albuquerque experienced the lowest days on market (67) since September 2008.

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

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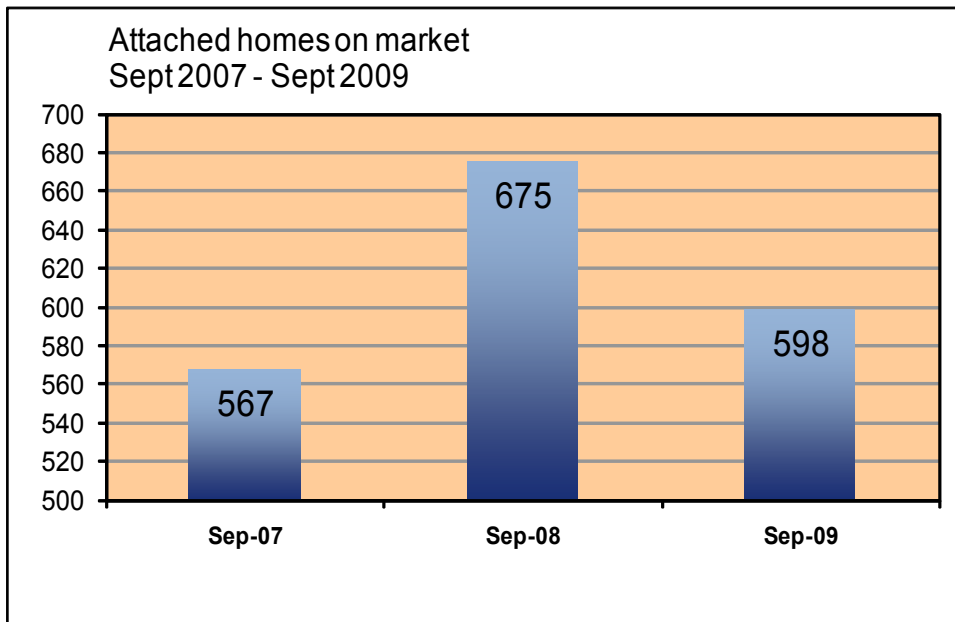
Market Inventory



Detached represents existing single-family detached homes

Total Active Listings as of October 5, 2009

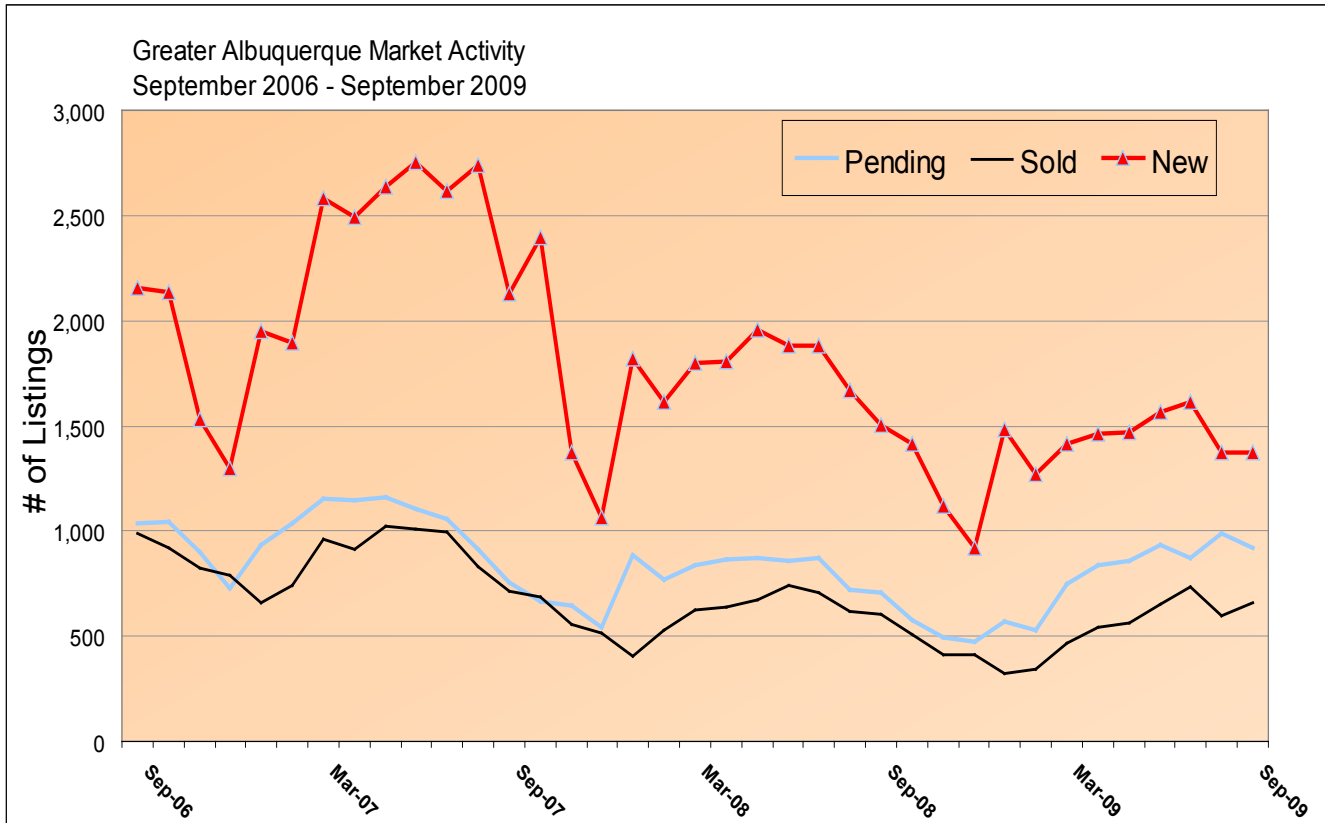
Active detached:	5,156
Active attached:	+ 598
Total:	5,754



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	
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

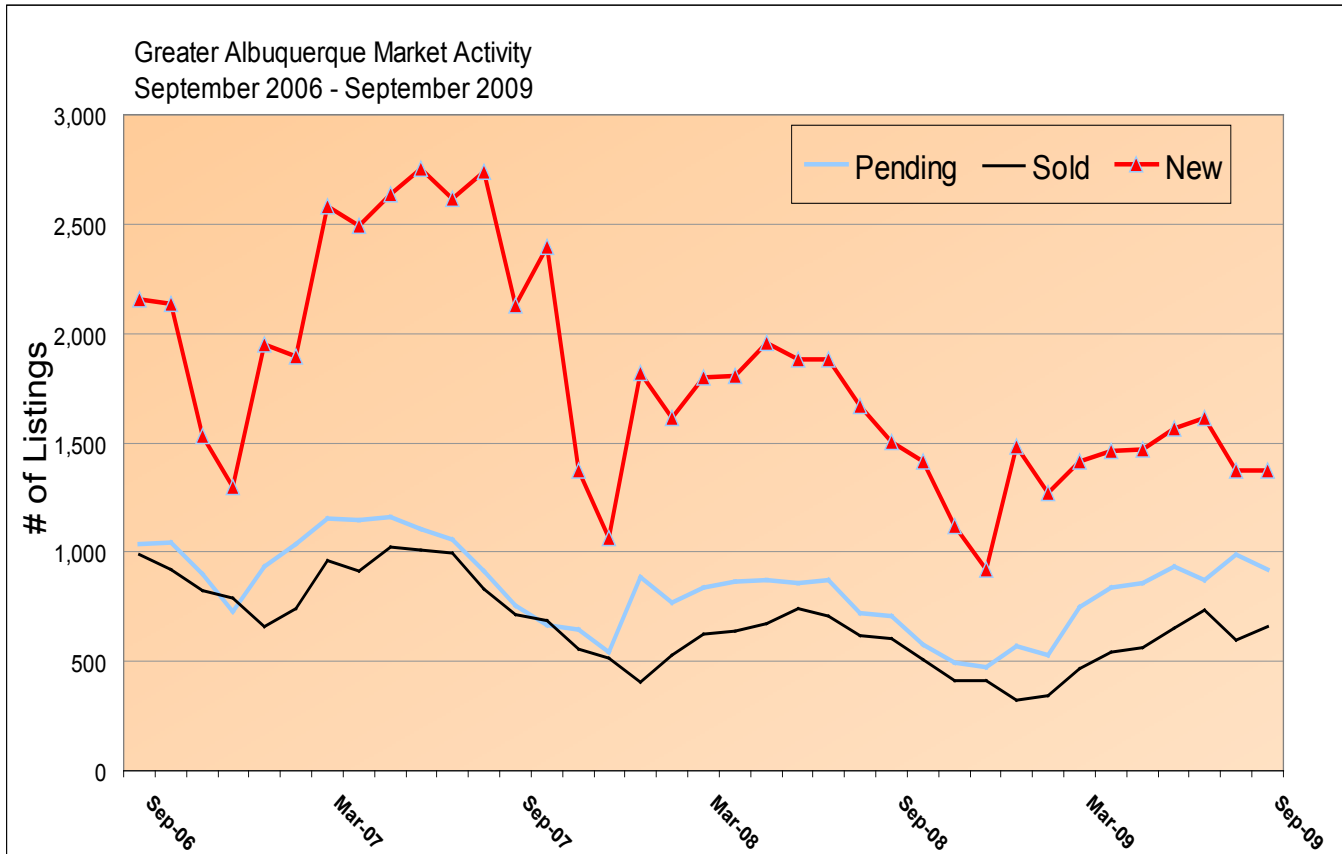
No Change

Compared to Sept. 2008

↓ 8.46 %

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	
Nov	1,031	900	645	493	
Dec	787	729	543	477	

Pending Sales this month

923

Compared to last month

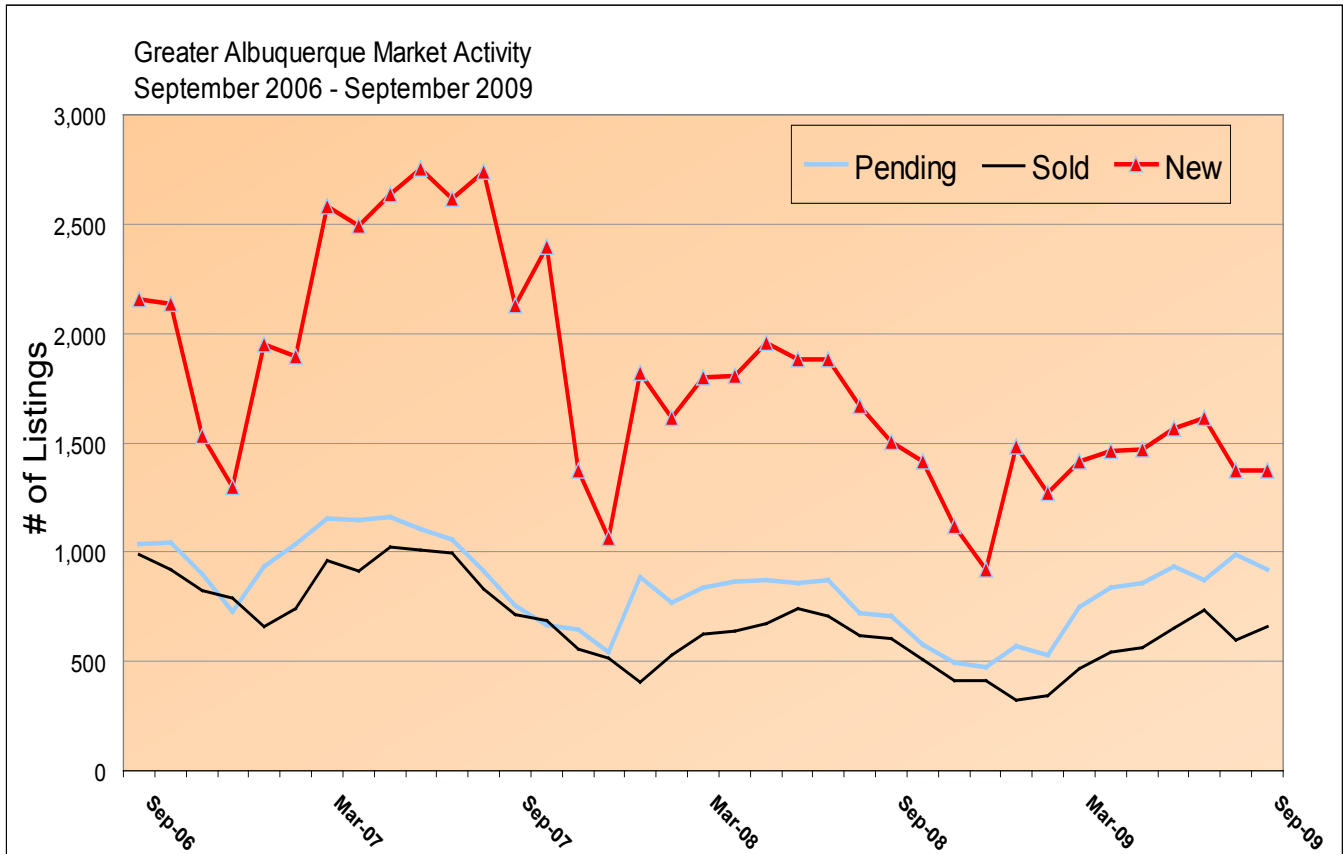
↓ **6.39%**

Compared to Sept. 2008

↑ **30.74%**

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	
Nov	1,021	824	556	411	
Dec	924	787	516	412	

Closed Sales this month

661

Compared to last month

↑ 10.17%

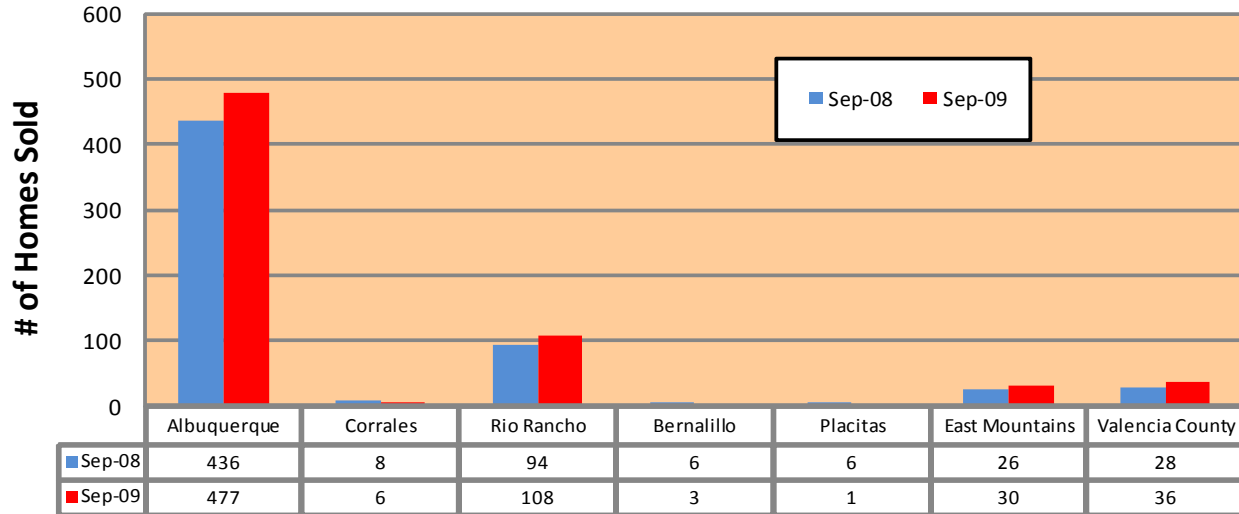
Compared to Sept. 2008

↑ 9.44%

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

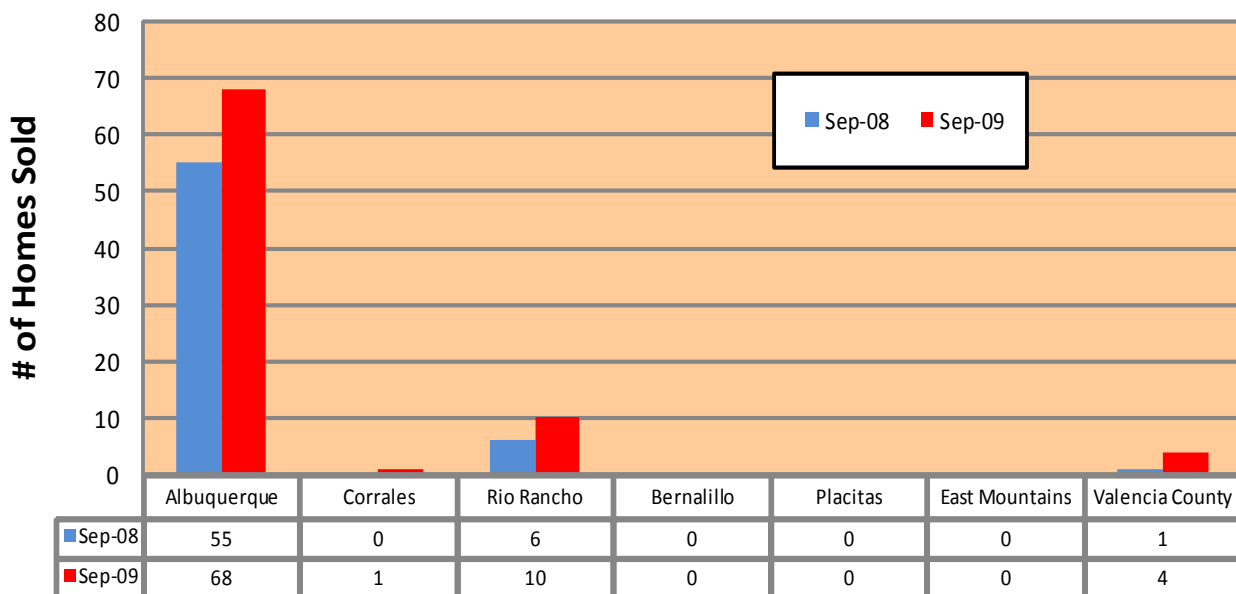
September 2008 & 2009 Detached Sales



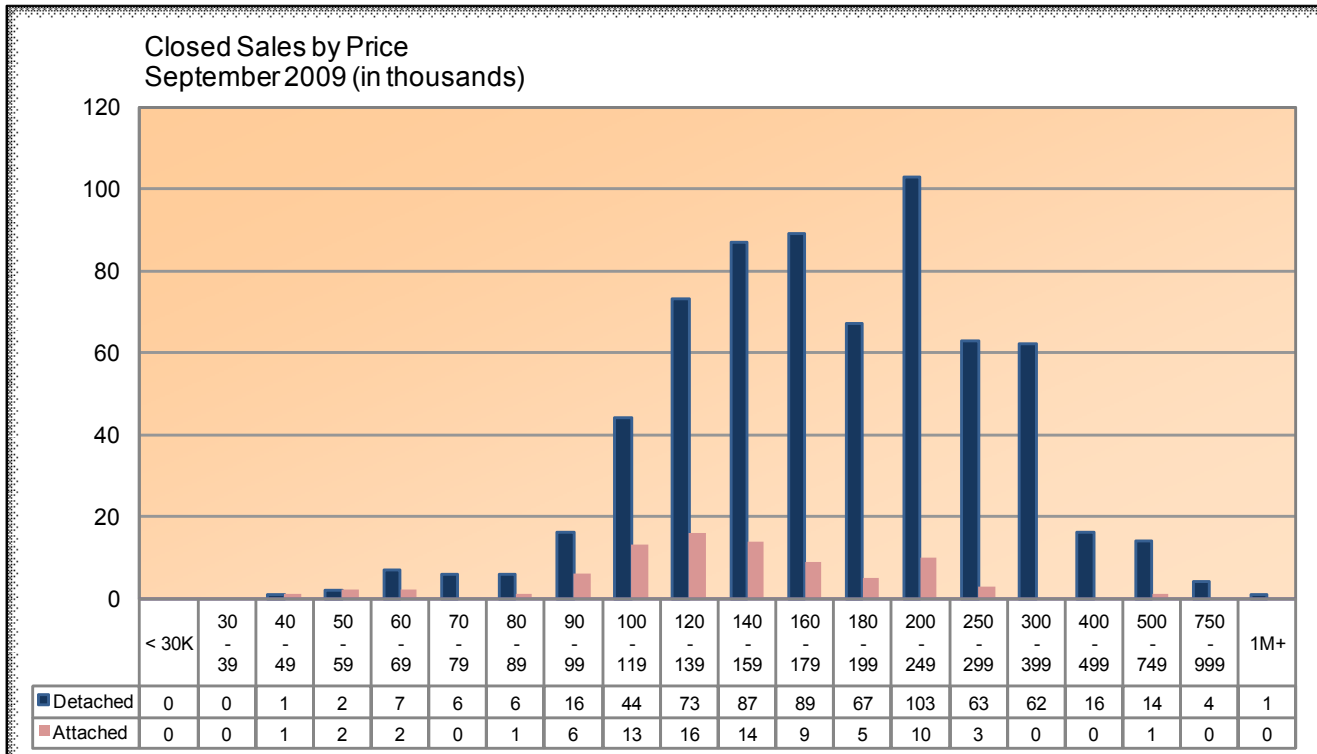
SWMLS Market Areas

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		

September 2008 & 2009 Attached Sales



Closed Sales by Price



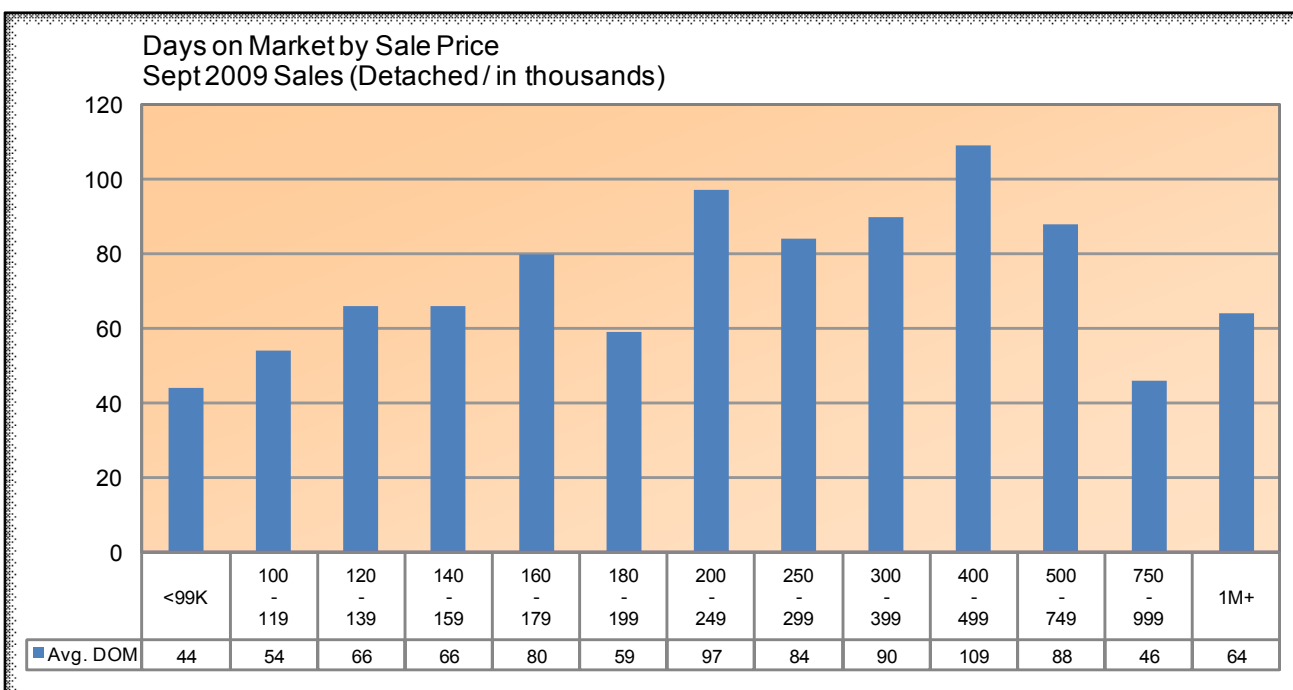
Top Selling Price Range for Detached Homes

\$200,000 - \$249,000

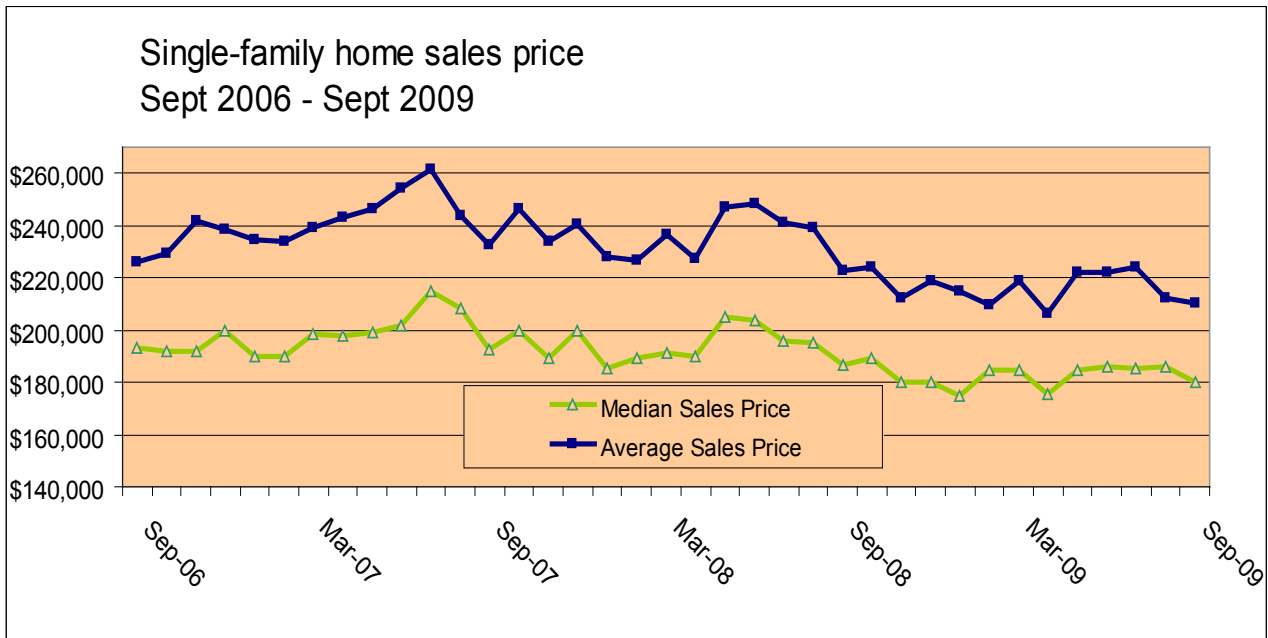
Top Selling Price Range for Attached Homes

\$120,000 - \$139,000

Days on Market by Sale Price



Home Sales Prices



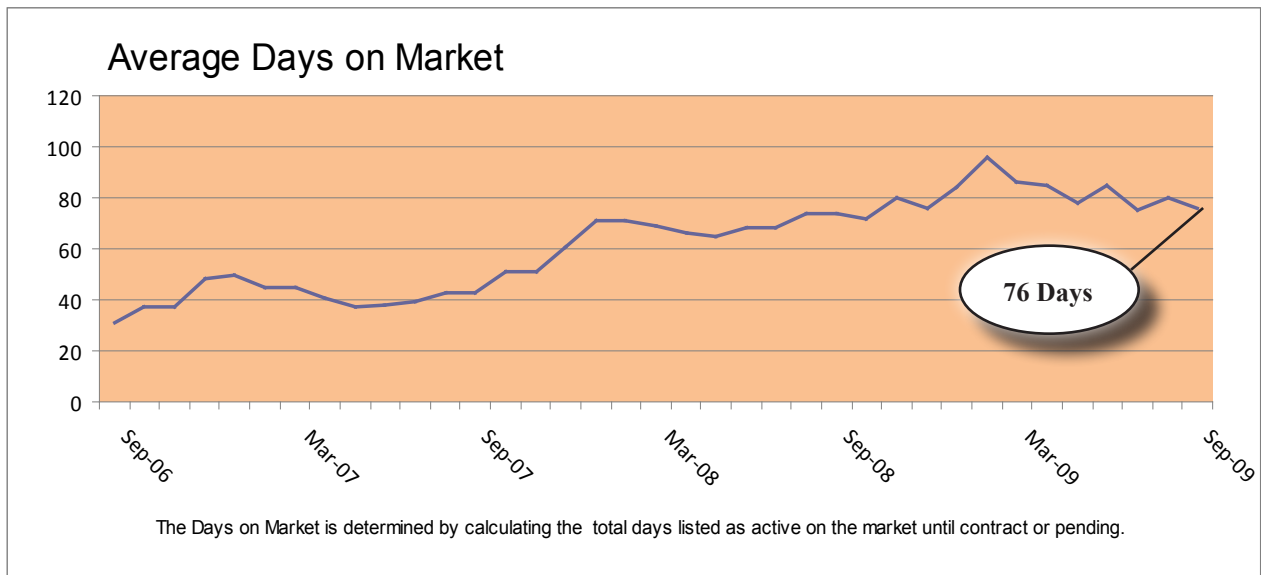
Median Sales Price for Single-Family Homes

\$179,900

Average Sales Price for Single-Family Homes

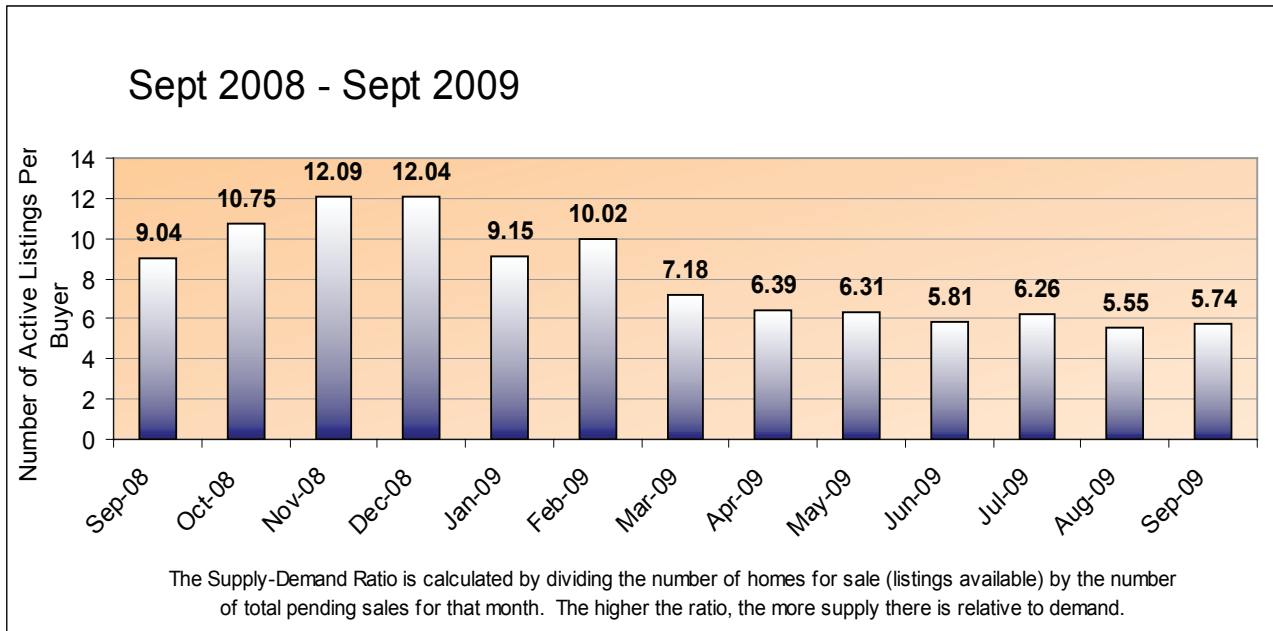
\$209,987

Days on Market

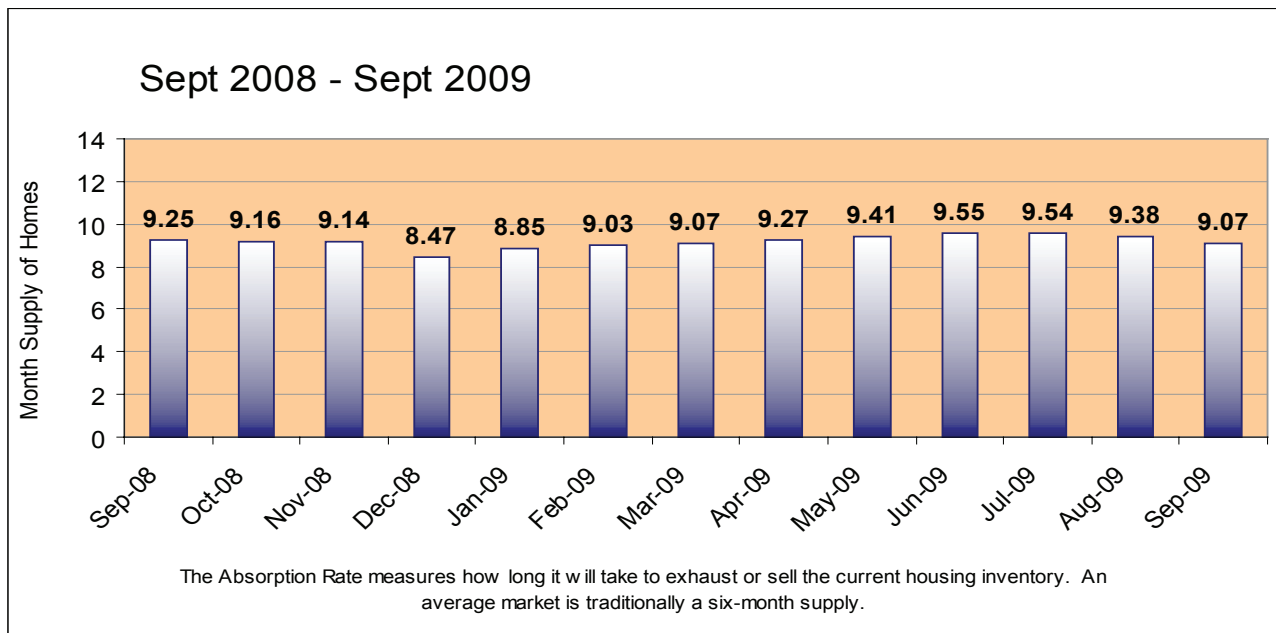


SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Supply-Demand Ratio



Absorption Rate



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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	1,375	1,502	-8.46%	168	145	15.86%	14,542	17,552	-17.15%
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	923	706	30.74%	108	75	44.00%	8,050	8,193	-1.75%
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	661	604	9.44%	83	62	33.87%	5,435	6,155	-11.70%
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	\$138.8	\$134.7	3.04%	\$12.6	\$9.4	34.04%	\$1,139.1	\$1,407.6	-19.08%
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	\$179,900	\$186,750	-3.67%	\$142,500	\$135,000	5.56%	--	--	--
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	\$209,987	\$222,947	-5.81%	\$152,094	\$151,205	0.59%	--	--	--
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	5,156	6,181	-16.58%	598	675	-11.41%	--	--	--
Average Days on Market	Jul	75	68	10.29%	90	77	16.88%	--	--	--
	Aug	80	74	8.11%	82	79	3.80%	--	--	--
	Sep	76	74	2.70%	74	73	1.37%	--	--	--

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

ABQ AREA			RIO RANCHO				
	(DET) 2009	(DET) 2008	Percent Change		(DET) 2009	(DET) 2008	Percent Change
New Listings	Jul	1,066	-14.65%	New Listings	Jul	330	-24.85%
	Aug	938	-11.51%		Aug	317	-37.85%
	Sep	885	-9.04%		Sep	272	-17.28%
Pending Sales	Jul	620	6.90%	Pending Sales	Jul	144	11.11%
	Aug	687	39.07%		Aug	137	21.90%
	Sep	638	26.84%		Sep	121	22.31%
Closed Sales	Jul	522	2.35%	Closed Sales	Jul	103	19.42%
	Aug	433	0.70%		Aug	96	8.33%
	Sep	477	9.40%		Sep	94	14.89%
Median Sales Price	Jul	\$188,000	-6.00%	Median Sales Price	Jul	\$180,000	-10.56%
	Aug	\$187,000	-5.04%		Aug	\$176,500	-3.85%
	Sep	\$181,900	-2.73%		Sep	\$171,750	1.60%
Average Sales Price	Jul	\$230,848	-6.32%	Average Sales Price	Jul	\$188,482	-10.85%
	Aug	\$212,016	-12.10%		Aug	\$198,615	0.78%
	Sep	\$212,917	-2.67%		Sep	\$188,245	-0.67%
Total Active	Jul	3,271	-16.09%	Total Active	Jul	893	-22.21%
	Aug	3,185	-17.49%		Aug	840	-25.40%
	Sep	3,091	-16.84%		Sep	828	-21.52%
Average Days on Market	Jul	71	10.94%	Average Days on Market	Jul	81	14.08%
	Aug	73	17.74%		Aug	89	11.25%
	Sep	67	-2.90%		Sep	87	22.54%

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East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		Valencia County		Percent Change		
	(DET) 2009	(DET) 2008		(DET) 2009	(DET) 2008	Percent Change
New Listings	Jul	N/A	Valencia County	Jul	N/A	-
	Aug	N/A		Aug	N/A	-
	Sep	81		Sep	123	N/A
Pending Sales	Jul	N/A	Valencia County	Jul	N/A	-
	Aug	N/A		Aug	N/A	-
	Sep	45		Sep	67	N/A
Closed Sales	Jul	25	Valencia County	Jul	46	-13.21%
	Aug	22		Aug	29	-21.62%
	Sep	30		Sep	36	-5.26%
Median Sales Price	Jul	\$230,000	Valencia County	Jul	\$143,125	-
	Aug	\$237,500		Aug	\$159,000	-
	Sep	\$233,000		Sep	\$155,000	-
Average Sales Price	Jul	\$250,181	Valencia County	Jul	\$168,307	-
	Aug	\$251,927		Aug	\$165,360	-
	Sep	\$229,762		Sep	\$150,693	-
Total Active	Jul	483	Valencia County	Jul	492	-
	Aug	474		Aug	473	-
	Sep	451		Sep	467	-
Average Days on Market	Jul	112	Valencia County	Jul	73	-
	Aug	88		Aug	108	-
	Sep	105		Sep	128	-

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