

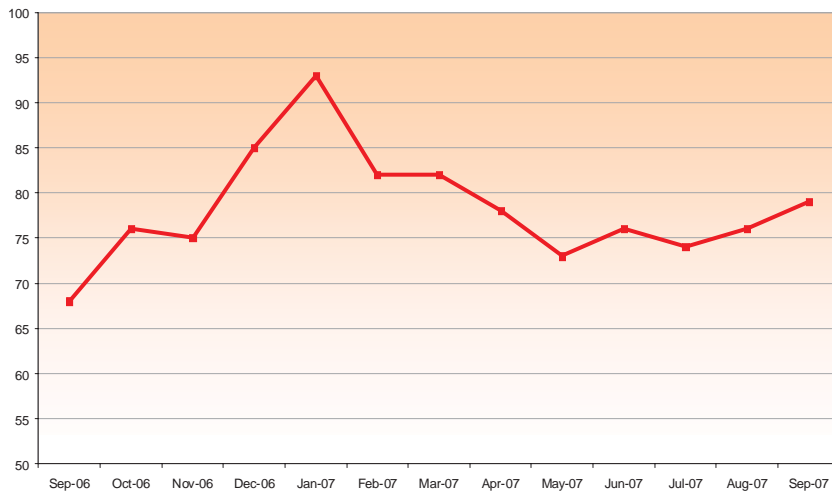
# September 2007 MLS Month In Review

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"The Greater Albuquerque Area has seen a significant decrease in new listings for the month of September, down 22.4% from last month. We have also seen a 14% decrease in home sales from last month as well. The market is seeing seasonal declines as we get closer to the winter months and holidays" said Scott Dean, Chairman of the Albuquerque Metropolitan Board of REALTORS.

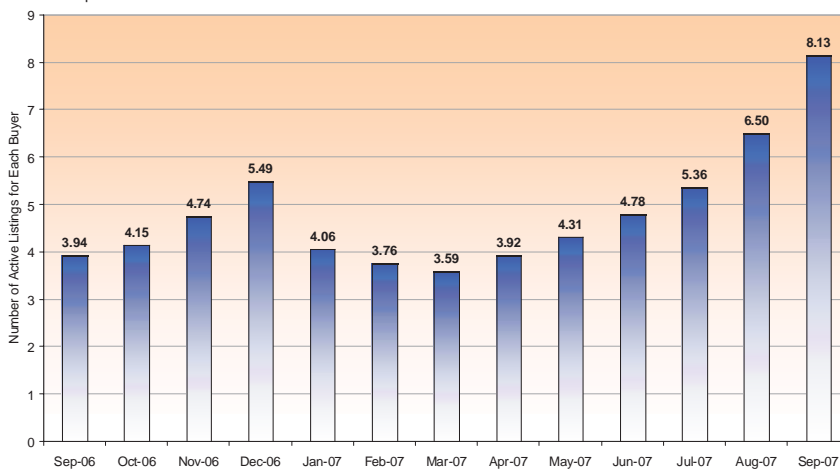
**Greater Albuquerque Area Average Days on Market**  
September 2007 - 79 days



This monthly snapshot of the Albuquerque Metropolitan Area Market Activity shows a 14% decrease in closed sales from 833 in August 2007 to 716 in September 2007.

The area has seen a decrease in new listings from 2,742 in August of 2007 to 2,127 in September of 2007, a 22.4% decrease.

**Supply-Demand Ratio**  
September 2007 - 8.13



The Supply-Demand Ratio is calculated by comparing the number of homes for sale at the beginning of each month with the number of total pending sales for the month. The higher the Supply-Demand Ratio, the more supply there is relative to demand.

The Supply-Demand Ratio provides a monthly indicator of the balance between buyers and sellers in the real estate market. It compares the number of active listings on the market with the total number of pending sales.

A higher ratio illustrates that there are more active listings per pending sales, and concurrently that supply is relatively strong compared to demand.

**Contact: Scott Dean**  
Chairman of the Board  
505-980-6383  
[scott@ambr.org](mailto:scott@ambr.org)

# Monthly Market Indicators of the Greater Albuquerque Area

Our Monthly Market Indicators offer the most thorough analysis of the Albuquerque residential real estate market.

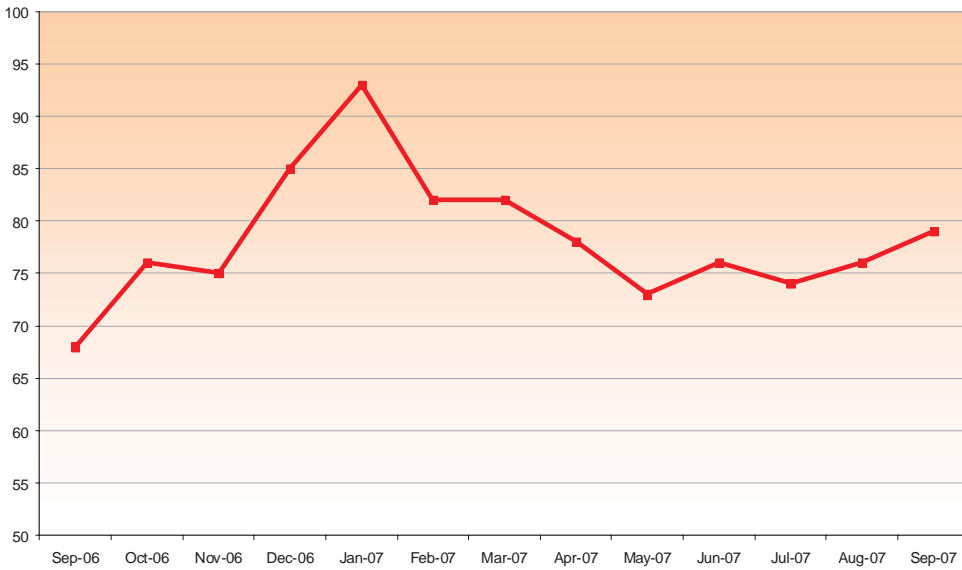
This tool provides current data for several important indicators.

		(DET) 2007	(DET) 2006	Percent Change	(ATT) 2007	(ATT) 2006	Percent Change	(DET+ATT) 2007 Year- to-Date	(DET+ATT) 2006 Year- to-Date	Percent Change
New Listings	Jul	2,615	2,324	12.52%	227	195	16.41%	18,427	15,742	17.06%
	Aug	2,742	2,473	10.88%	281	250	12.40%	21,450	18,465	16.17%
	Sep	2,127	2,157	-1.39%	261	224	16.52%	23,838	20,846	14.35%
Pending Sales	Jul	1,058	1,249	-15.29%	129	139	-7.19%	8,452	9,624	-12.18%
	Aug	911	1,211	-24.77%	96	166	-42.17%	9,459	11,001	-14.02%
	Sep	758	1,037	-26.90%	78	110	-29.09%	10,295	12,148	-15.25%
Closed Sales	Jul	992	1,123	-11.67%	124	116	6.90%	6,994	7,955	-12.08%
	Aug	833	1,126	-26.02%	101	124	-18.55%	7,928	9,205	-13.87%
	Sep	716	990	-27.68%	82	100	-18.00%	8,726	10,295	-15.24%
Dollar Volume of Closed Sales (in millions)	Jul	\$259.6	\$262.6	-1.14%	\$20.4	\$18.3	11.48%	\$1,660.5	\$1,729.6	-4.00%
	Aug	\$202.8	\$270.5	-25.03%	\$16.3	\$20.1	-18.91%	\$1,879.6	\$2,020.2	-6.96%
	Sep	\$166.6	\$224.1	-25.66%	\$13.6	\$16.1	-15.53%	\$2,059.8	\$2,260.4	-8.87%
Median Sales Price	Jul	\$214,900	\$191,900	11.99%	\$147,000	\$152,400	-3.54%			
	Aug	\$208,000	\$196,500	5.85%	\$149,900	\$153,950	-2.63%	--	--	--
	Sep	\$192,500	\$193,250	-0.39%	\$155,000	\$155,950	-0.61%			
Average Sales Price	Jul	\$261,699	\$233,849	11.91%	\$164,501	\$158,012	4.11%			
	Aug	\$243,411	\$240,218	1.33%	\$161,765	\$161,729	0.02%	--	--	--
	Sep	\$232,735	\$226,322	2.83%	\$166,295	\$160,722	3.47%			
Total Active Listings Available	Jul	5,919	3,716	59.28%	485	315	53.97%			
	Aug	6,164	4,081	51.04%	511	326	56.75%	--	--	--
	Sep	6,151	4,322	42.32%	567	373	52.01%			
Average Days on Market	Jul	74	65	13.85%	60	52	15.38%			
	Aug	76	65	16.92%	70	56	25.00%	--	--	--
	Sep	79	68	16.18%	67	63	6.35%			

-DET represents Existing Single-Family Detached Homes  
 -ATT represents Existing Condo/Townhomes Attached Homes

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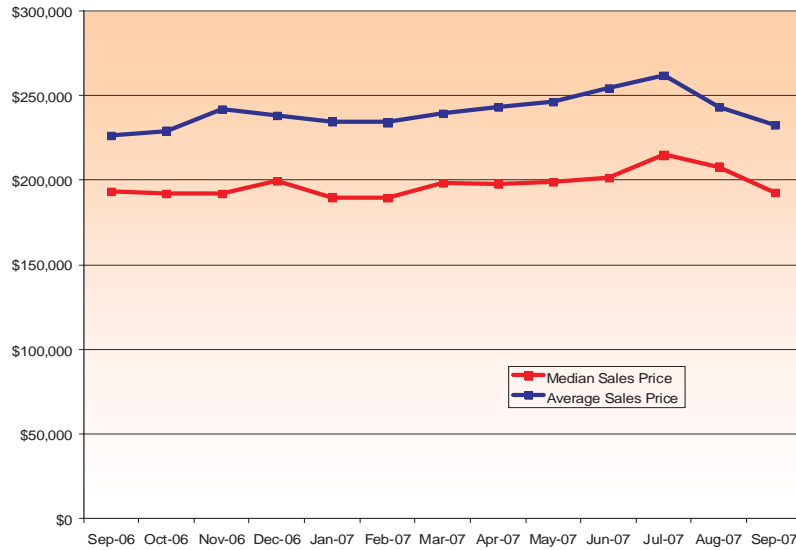
**Greater Albuquerque Area Average Days on Market**  
September 2007 - 79 days



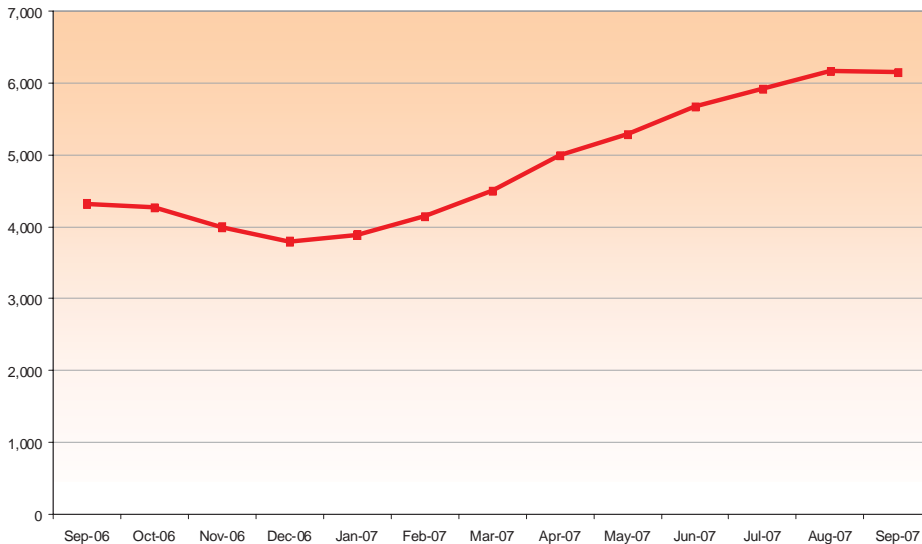
**The September 2007 Average of 79 Days on Market is up slightly from the August 2007 average of 76.**

**In September, the Albuquerque Market saw a Median Sales Price of \$192,500 and a Average Sales Price of \$232,735.**

**Median and Average Sales Price**  
September 2007

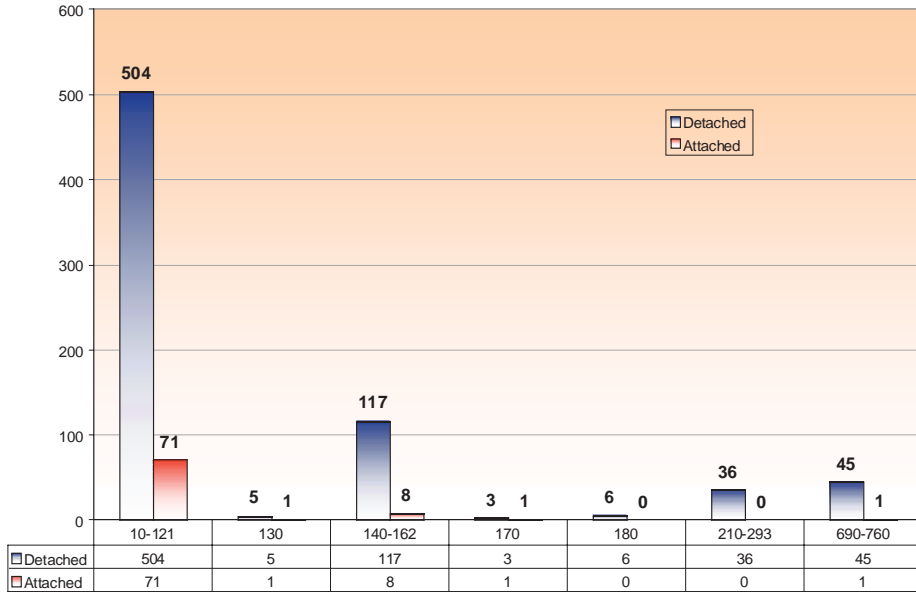


**Active Listings Available at Beginning of Month**  
September 2007 - 6,151



**Charts on this page represent DET Statistics.**

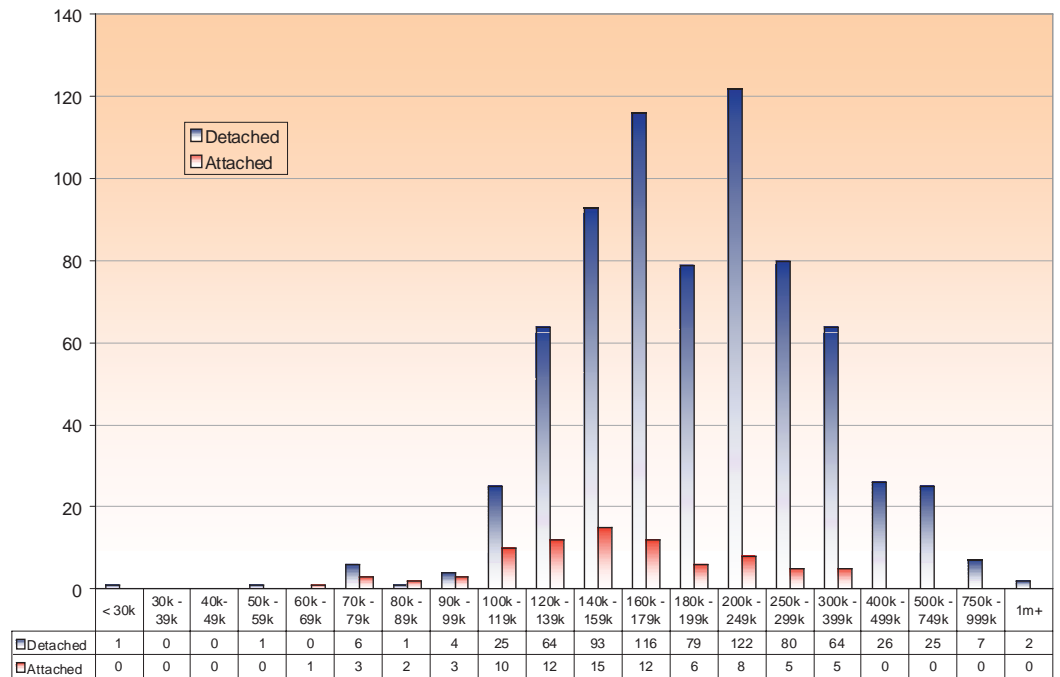
**Closed Sales by Market Area**  
September 2007



**Market Areas**

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

**Closed Sales by Price**  
September 2007



The Albuquerque area has seen a decrease in closed sales for type DET and ATT homes, from 1090 in Sept of 2006 to 798 in Sept of 2007, a 26.8% decrease.

Charts on this page represent DET and ATT Statistics.

## Albuquerque only Market Indicators (Areas 10-121)

		(DET) 2007	(DET) 2006	Percent Change	(ATT) 2007	(ATT) 2006	Percent Change
New Listings	Jul	1,743	1,605	8.60%	198	170	16.47%
	Aug	1,812	1,732	4.62%	246	218	12.84%
	Sep	1,413	1,505	-6.11%	240	192	25.00%
Pending Sales	Jul	738	834	-11.51%	111	112	-0.89%
	Aug	663	832	-20.31%	80	129	-37.98%
	Sep	522	695	-24.89%	68	86	-20.93%
Closed Sales	Jul	722	803	-10.09%	104	105	-0.95%
	Aug	564	840	-32.86%	89	114	-21.93%
	Sep	504	710	-29.01%	71	93	-23.66%
Median Sales Price	Jul	\$218,625	\$195,000	12.12%	\$152,450	\$160,000	-4.72%
	Aug	\$213,000	\$197,950	7.60%	\$152,800	\$160,750	-4.95%
	Sep	\$196,100	\$194,000	1.08%	\$159,159	\$159,900	-0.46%
Average Sales Price	Jul	\$268,230	\$236,391	13.47%	\$168,253	\$161,599	4.12%
	Aug	\$246,978	\$242,766	1.74%	\$164,785	\$167,502	-1.62%
	Sep	\$234,665	\$229,356	2.31%	\$168,999	\$161,891	4.39%
Total Active Listings Available	Jul	3,623	n/a		428	n/a	
	Aug	3,777	n/a		457	n/a	
	Sep	3,767	n/a		500	n/a	
Average Days on Market	Jul	69	58	18.97%	60	52	15.38%
	Aug	69	58	18.97%	71	57	24.56%
	Sep	72	59	22.03%	68	52	30.77%

## Rio Rancho only Market Indicators (Areas 140-162)

		(DET) 2007	(DET) 2006	Percent Change	(ATT) 2007	(ATT) 2006	Percent Change
New Listings	Jul	478	392	21.94%	21	14	50.00%
	Aug	520	408	27.45%	26	14	85.71%
	Sep	372	348	6.90%	12	21	-42.86%
Pending Sales	Jul	184	165	11.52%	7	11	-36.36%
	Aug	132	185	-28.65%	8	8	0.00%
	Sep	129	155	-16.77%	8	11	-27.27%
Closed Sales	Jul	153	200	-23.50%	14	7	100.00%
	Aug	156	185	-15.68%	6	11	-45.45%
	Sep	117	159	-26.42%	8	3	166.67%
Median Sales Price	Jul	\$192,500	\$182,500	5.48%	\$114,450	\$112,000	2.19%
	Aug	\$183,375	\$192,500	-4.74%	\$126,450	\$107,000	18.18%
	Sep	\$170,000	\$177,500	-4.23%	\$128,000	\$98,000	30.61%
Average Sales Price	Jul	\$226,625	\$211,603	7.10%	\$129,886	\$156,943	-17.24%
	Aug	\$217,643	\$216,094	0.72%	\$131,900	\$119,618	10.27%
	Sep	\$194,731	\$193,515	0.63%	\$128,781	\$99,633	29.26%
Total Active Listings Available	Jul	1,112	n/a		42	n/a	
	Aug	1,142	n/a		39	n/a	
	Sep	1,108	n/a		42	n/a	
Average Days on Market	Jul	81	66	22.73%	53	40	32.50%
	Aug	83	67	23.88%	44	55	-20.00%
	Sep	86	64	34.38%	53	49	8.16%