



MLS Month in Review

Southwest Multiple Listing Service, Inc.
1635 University NE, Albuquerque NM, 87102

February 2008

February proved to be another successful month for the Greater Albuquerque Real Estate Market. Realtors are still selling homes, buyers are still getting GREAT deals, and banks are still lending at incredibly low rates.

More than 1400 hundred real estate contracts were written in February and the time on the market stayed steady from January at 71 days. The \$226,000 average sales price is still affordable compared to the east and west coasts - the main relocation areas.

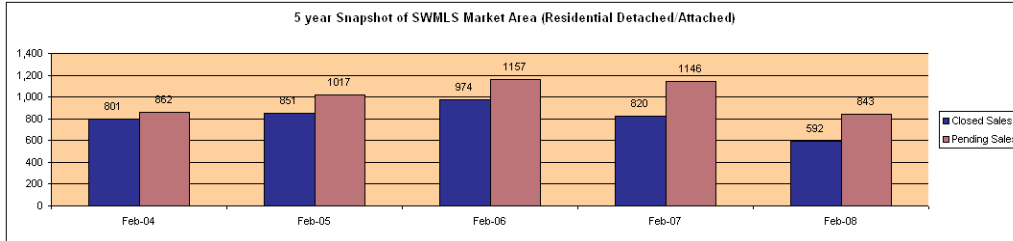
Keep in mind that the term "typical market" doesn't exist in our area anymore. Our population has grown by leaps and bounds and the northwest corridor is the greatest area of transition at this time. The market for the Greater Albuquerque region is still strong. And why wouldn't it be? We continue to be known for our wonderful heritage, our great seasonal activities, and in general, just a great place to live. Truly, Land of Enchantment!

I know that Realtors out there, are really working hard for both buyers and sellers. We're not going to let the gloom and doom of the media steer us away from the important job we have, helping New Mexicans achieve the Great American Dream of Home ownership! Contact a Realtor from the Greater Albuquerque Association of REALTORS®. Our National Association has been around for over 100 years. For more information, call or click at www.abqrealtors.com.

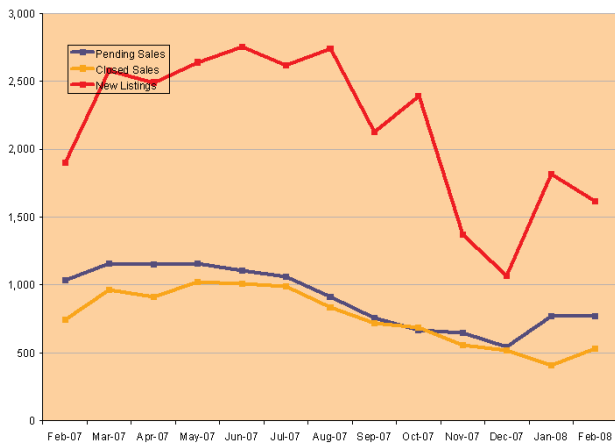
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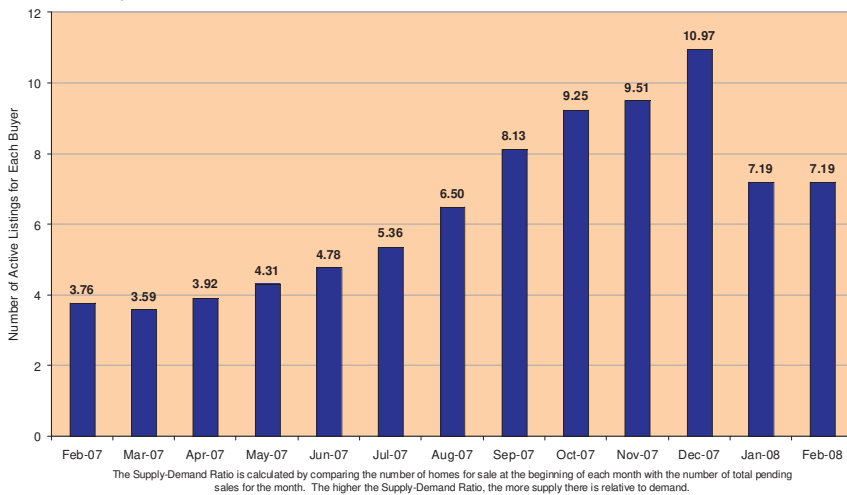
Greater Albuquerque Area Market Activity February 2007 - February 2008



This monthly snapshot of the Albuquerque Metropolitan Area Market Activity shows a 30.39% increase in closed sales from 408 in Jan 2008 to 532 in February 2008.

The area has seen an decrease in new listings from 1,817 in Jan of 2008 to 1,615 in February of 2008, a 11.12% decrease.

Supply-Demand Ratio February 2008 - 7.28



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.

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Monthly Market Indicators of the Greater Albuquerque Area

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

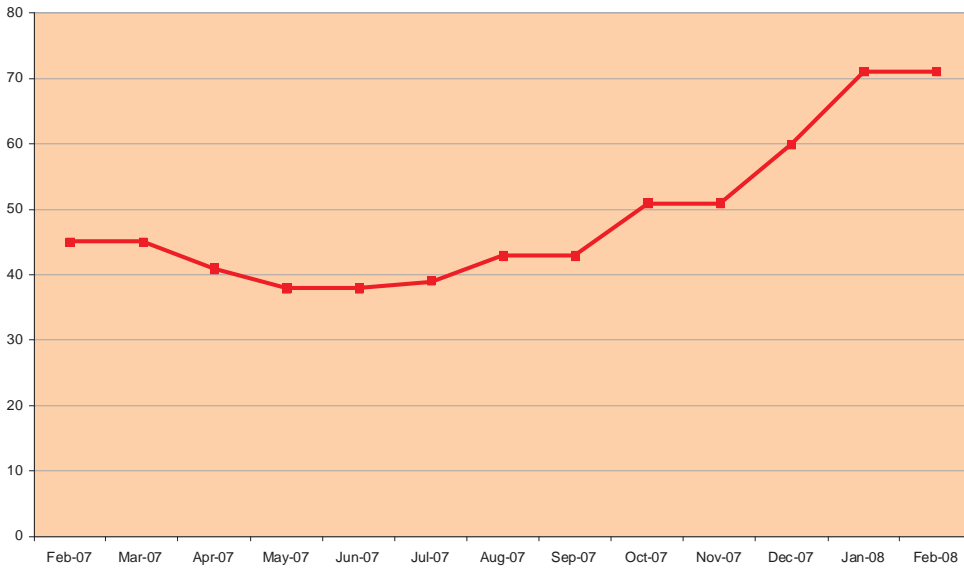
The Greater Albuquerque Area consists of Albuquerque, Rio Rancho, Valencia County, East Mountains, Corrales, Bernalillo, and Placitas.

		(DET) 2008	(DET) 2007	Percent Change	(ATT) 2008	(ATT) 2007	Percent Change	(DET+ATT) 2008 Year- to-Date	(DET+ATT) 2007 Year- to-Date	Percent Change
New Listings	Jan	1,817	1,952	-6.92%	216	192	12.50%	2,033	2,144	-5.18%
	Feb	1,615	1,897	-14.87%	158	168	-5.95%	3,806	4,209	-9.57%
	Mar		2,581	n/a		227	n/a		7,017	n/a
Pending Sales	Jan	884	935	-5.45%	108	119	-9.24%	992	1,054	-5.88%
	Feb	768	1,034	-25.73%	75	112	-33.04%	1,835	2,200	-16.59%
	Mar		1,155	n/a		113	n/a		3,468	n/a
Closed Sales	Jan	408	662	-38.37%	64	82	-21.95%	472	744	-36.56%
	Feb	532	741	-28.21%	60	79	-24.05%	1,064	1,564	-31.97%
	Mar		964	n/a		119	n/a		2,647	n/a
Dollar Volume of Closed Sales (in millions)	Jan	\$92.9	\$155.4	-40.22%	\$10.6	\$12.2	-13.11%	\$103.5	\$167.6	-38.25%
	Feb	\$120.4	\$173.5	-30.61%	\$9.5	\$12.8	-25.78%	\$233.4	\$353.9	-34.05%
	Mar		\$230.7	n/a		\$19.1	n/a		\$603.7	n/a
Median Sales Price	Jan	\$185,000	\$190,000	-2.63%	\$152,500	\$138,450	10.15%			
	Feb	\$189,250	\$189,800	-0.29%	\$157,750	\$153,000	3.10%	--	--	--
	Mar		\$198,500	n/a		\$153,000	n/a			
Average Sales Price	Jan	\$227,898	\$234,807	-2.94%	\$165,124	\$148,732	11.02%			
	Feb	\$226,342	\$234,176	-3.35%	\$159,000	\$162,435	-2.11%	--	--	--
	Mar		\$239,311	n/a		\$160,433	n/a			
Total Active Listings Available	Jan	5,525	3,893	41.92%	551	298	84.90%			
	Feb	5,591	4,141	35.02%	556	324	71.60%	--	--	--
	Mar		4,504	n/a		377	n/a			
Average Days on Market	Jan	71	50	42.00%	65	35	85.71%			
	Feb	71	45	57.78%	59	31	90.32%	--	--	--
	Mar		45	n/a		39	n/a			

-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
February 2008 - 71 days

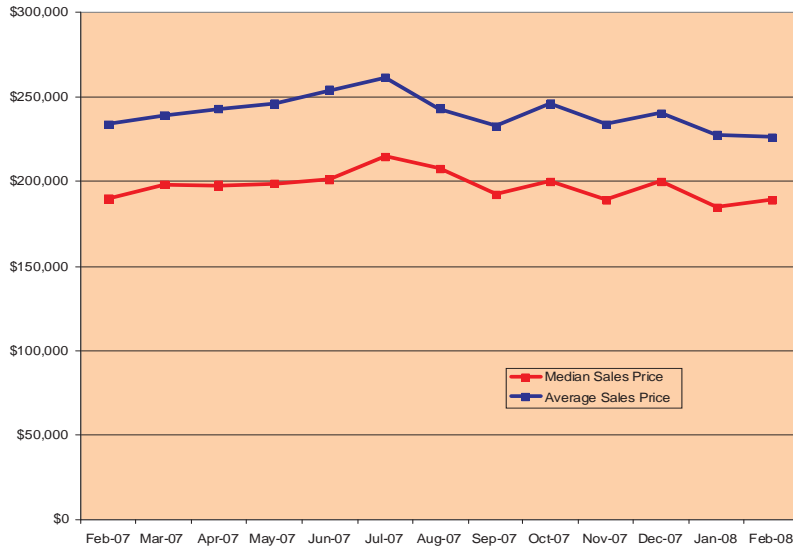


The February 2008 Average of 71 Days on Market has remained the same as the 71 days on market from Jan of 2008.

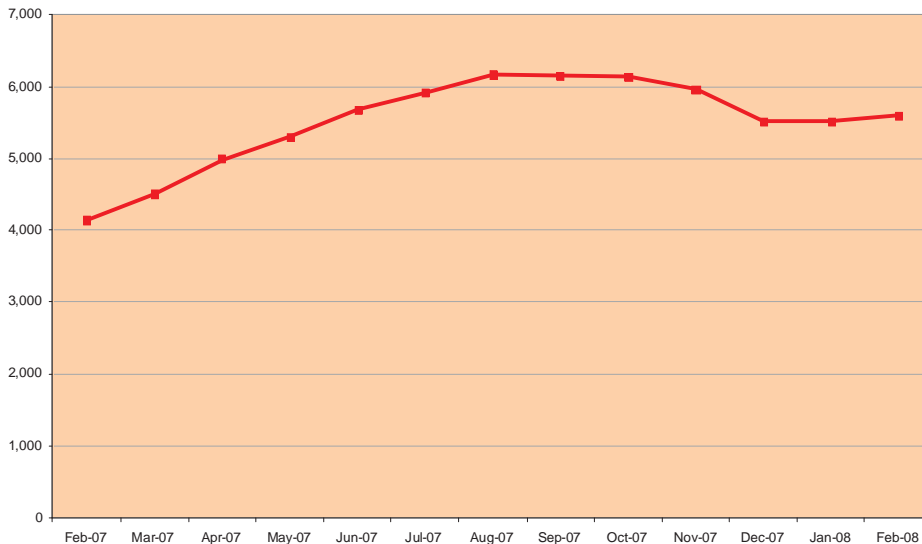
Average Days on Market is now being calculated based upon the time it takes a property to go from the listing date to being under contract for sale (pending).

In February, the Greater Albuquerque Market saw a Median Sales Price of \$189,250 and a Average Sales Price of \$226,342 for Detached Residential Homes.

Median and Average Sales Price
February 2008

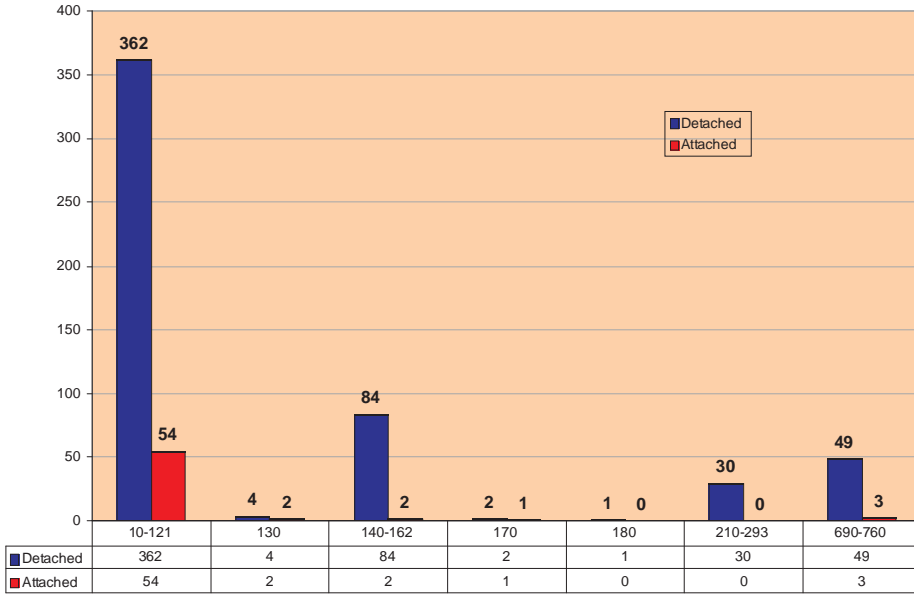


Active Listings Available at Beginning of Month
February - 5591



Charts on this page represent DET Statistics.

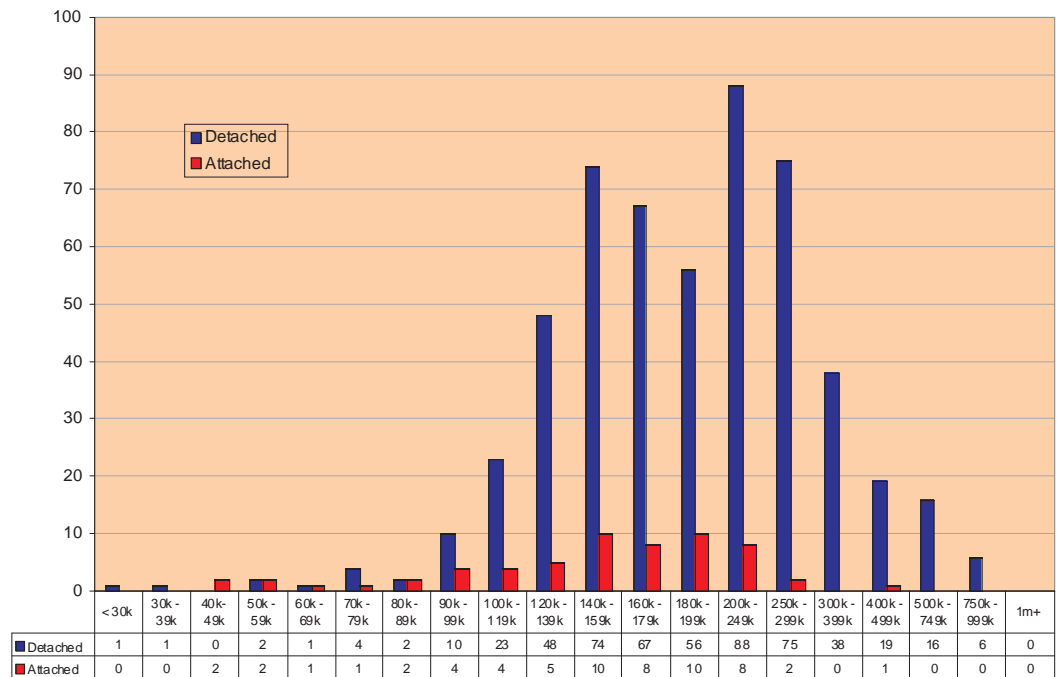
Closed Sales by Market Area
February 2008



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
February 2008



The Greater Albuquerque area has seen a decrease in closed sales for type DET and ATT homes, from 820 in Feb of 2007 to 592 in Feb of 2008, a 27.81% decrease.

Charts on this page represent
DET and ATT Statistics.

Rio Rancho only Market Indicators (Areas 140-162)

		(DET) 2008	(DET) 2007	Percent Change	(ATT) 2008	(ATT) 2007	Percent Change
New Listings	Jan	351	373	-5.90%	11	10	10.00%
	Feb	299	322	-7.14%	13	14	-7.14%
	Mar		504	n/a		15	n/a
Pending Sales	Jan	129	136	-5.15%	3	5	-40.00%
	Feb	128	144	-11.11%	3	7	-57.14%
	Mar		165	n/a		9	n/a
Closed Sales	Jan	58	105	-44.76%	3	5	-40.00%
	Feb	84	140	n/a	2	5	n/a
	Mar		139	n/a		7	n/a
Median Sales Price	Jan	\$174,000	\$186,400	-6.65%	\$100,000	\$94,500	5.82%
	Feb	\$165,500	\$184,250	-10.18%	\$87,500	\$115,000	-23.91%
	Mar		\$174,950	n/a		\$120,000	n/a
Average Sales Price	Jan	\$206,343	\$219,561	-6.02%	\$98,133	\$93,700	4.73%
	Feb	\$198,991	\$215,452	-7.64%	\$87,500	\$126,230	-30.68%
	Mar		\$213,961	n/a		\$121,857	n/a
Total Active	Jan	828	n/a	n/a	32	n/a	n/a
Listings Available	Feb	1,023	n/a	n/a	43	n/a	n/a
	Mar		n/a	n/a		n/a	n/a
	Mar		n/a	n/a		n/a	n/a
Average Days on Market	Jan	64	48	33.33%	95	16	493.75%
	Feb	64	48	33.33%	57	40	42.50%
	Mar		39	n/a		30	n/a