

Quarterly market

REPORT

2nd QTR

Quarterly Highlights

- Homes sales for single-family detached homes in the Greater Albuquerque Market Areas are up 20.55 percent from 2nd Quarter 2009; condo/townhome sales saw an increase of 48.09 percent from the same period.
- 11 MLS areas in the City of Albuquerque and City of Rio Rancho saw positive increases in both home sales and sales prices when compared to 2nd Quarter 2009.

New Listings	Closed Sales	Average Sale \$
2nd QTR 2010 Detached: 4,854 Attached: 497	2nd QTR 2010 Detached: 2,200 Attached: 271	2nd QTR 2010 Detached: \$211,529 Attached: \$149,698
2nd QTR 2009 Detached: 4,494 Attached: 481	2nd QTR 2009 Detached: 1,825 Attached: 183	2nd QTR 2009 Detached: \$217,370 Attached: \$158,779
% Change (Detached) +8.01%	% Change (Detached) +20.55%	% Change (Detached) -2.69%



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Contact

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2nd QTR 2010 & 2009 RECAP for Greater Albuquerque Areas

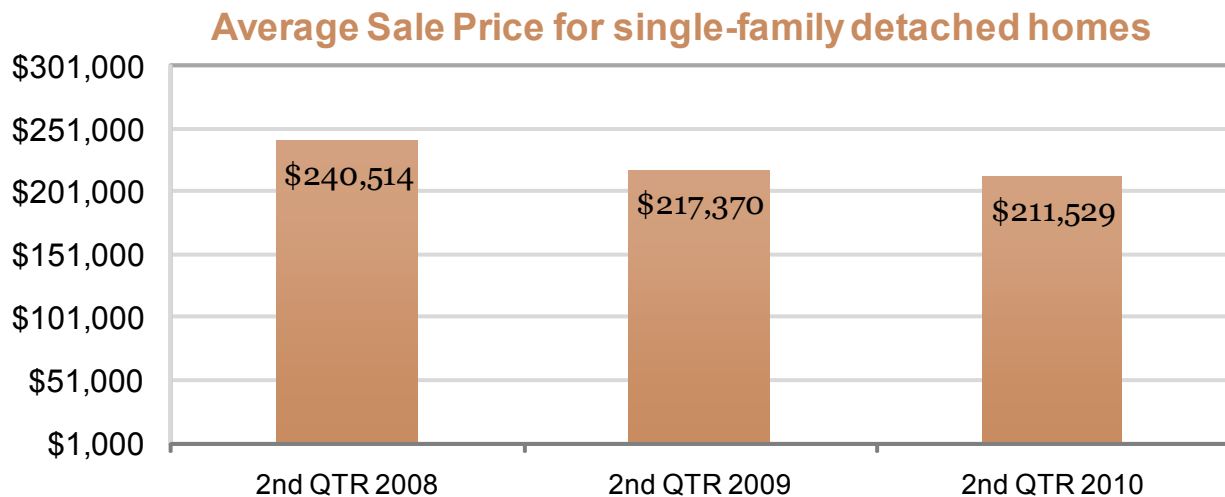
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2010	2009	% of Change
Average Sale Price:	\$211,529	\$217,370	-2.69%
Median Sale Price:	\$178,500	\$183,000	-2.46%
Total Sold & Closed:	2,200	1,825	20.55%
Total Dollar Volume*:	\$465.4	\$396.7	17.32%
New Listings:	4,854	4,494	8.01%
Days on Market:	70	83	-15.66%

Class R2	2010	2009	% of Change
Average Sale Price:	\$149,698	\$158,779	-5.72%
Median Sale Price:	\$145,000	\$151,000	-3.97%
Total Sold & Closed:	271	183	48.09%
Total Dollar Volume*:	\$40.6	\$29.1	39.52%
New Listings:	497	481	3.33%
Days on Market:	89	87	2.30%

The numbers above reflect the time period between April 1 and June 30 of 2009 and 2010.

**Total Dollar Volume (millions)*



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

2nd QTR 2010 & 2009 RECAP for Albuquerque (Areas 10-121)

Class R1	2010	2009	% of Change
Average Sale Price:	\$215,146	\$220,887	-2.60%
Median Sale Price:	\$180,000	\$185,000	-2.70%
Total Sold & Closed:	1,564	1,300	20.31%
Total Dollar Volume*:	\$336.5	\$287.2	17.17%
New Listings:	3,201	2,955	8.32%
Days on Market:	64	73	-12.33%

Class R2	2010	2009	% of Change
Average Sale Price:	\$150,967	\$161,756	-6.67%
Median Sale Price:	\$145,000	\$153,100	-5.29%
Total Sold & Closed:	243	162	50.00%
Total Dollar Volume*:	\$36.7	\$26.2	40.08%
New Listings:	430	428	0.47%
Days on Market:	91	87	4.60%

2nd QTR 2010 & 2009 RECAP for Rio Rancho (Areas 140-162)

Class R1	2010	2009	% of Change
Average Sale Price:	\$184,954	\$192,510	-3.92%
Median Sale Price:	\$165,000	\$172,300	-4.24%
Total Sold & Closed:	390	314	24.20%
Total Dollar Volume*:	\$72.1	\$60.4	19.37%
New Listings:	771	770	0.13%
Days on Market:	70	99	-29.29%

Class R2	2010	2009	% of Change
Average Sale Price:	\$145,729	\$130,284	11.85%
Median Sale Price:	\$150,628	\$110,000	36.93%
Total Sold & Closed:	20	15	33.33%
Total Dollar Volume*:	\$2.9	\$2.0	45.00%
New Listings:	50	36	38.89%
Days on Market:	76	71	7.04%

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

2nd QTR 2010 & 2009 RECAP for East Mountains (Areas 210-293)

Class R1	2010	2009	% of Change
Average Sale Price:	\$241,825	\$243,150	-0.54%
Median Sale Price:	\$220,000	\$217,000	1.38%
Total Sold & Closed:	73	66	10.61%
Total Dollar Volume*:	\$17.7	\$16.1	9.94%
New Listings:	345	313	10.22%
Days on Market:	98	102	-3.92%

2nd QTR 2010 & 2009 RECAP for Valencia County (Areas 690-760)

Class R1	2010	2009	% of Change
Average Sale Price:	\$163,857	\$162,449	0.87%
Median Sale Price:	\$150,000	\$141,500	6.01%
Total Sold & Closed:	121	106	14.15%
Total Dollar Volume*:	\$19.8	\$17.2	15.12%
New Listings:	341	288	18.40%
Days on Market:	107	133	-19.55%

The numbers above reflect the time period between April 1 and June 30 of 2009 and 2010.

**Total Dollar Volume (millions)*

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

2nd QTR 2010 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2009	Median Sale Price	Change from 2nd QTR 2009	Average Sale Price	Change from 2nd QTR 2009
10	Sandia Heights	18	20.00%	\$370,000	-6.92%	\$373,933	-14.83%
20	North Albuquerque Acres	24	0.00%	\$570,000	0.11%	\$649,583	9.29%
21	Albuquerque Acres West	68	61.90%	\$298,827	3.58%	\$310,682	1.63%
30	Far NE Heights	98	-5.77%	\$249,950	-0.22%	\$279,760	-1.89%
31	Foothills North	24	-4.00%	\$540,000	15.14%	\$605,348	19.79%
32	Academy West	32	10.34%	\$199,950	-7.86%	\$222,361	2.66%
40	UNM	40	-23.08%	\$252,450	-0.22%	\$262,371	1.25%
41	Uptown	71	22.41%	\$173,000	8.46%	\$184,175	9.63%
42	UNM South	47	20.51%	\$192,000	-2.54%	\$201,647	-7.63%
50	NE Heights	167	13.61%	\$163,500	0.37%	\$170,758	0.46%
51	Foothills South	32	33.33%	\$298,750	5.96%	\$299,478	1.07%
60	Four Hills	13	-23.53%	\$290,000	-0.68%	\$287,785	-10.65%
70	Fairgrounds	25	8.70%	\$169,900	19.65%	\$156,496	4.43%
71	Southeast Heights	45	15.38%	\$179,000	-3.24%	\$191,745	5.73%
80	Downtown	29	-6.45%	\$147,000	-10.37%	\$191,772	4.40%
90	Near South Valley	40	21.21%	\$112,450	12.56%	\$117,475	-1.39%
91	Valley Farms	22	144.44%	\$131,250	75.00%	\$161,941	75.41%
92	Southwest Heights	195	48.85%	\$125,000	-0.79%	\$127,278	-0.66%
93	Pajarito	6	200.00%	\$117,500	29.83%	\$122,970	35.88%
100	North Valley	36	33.33%	\$229,000	-10.65%	\$296,639	-19.72%
101	Near North Valley	55	52.78%	\$179,000	-1.17%	\$213,414	-16.61%
102	Far North Valley	6	20.00%	\$365,000	78.05%	\$406,792	27.12%
103	West River Valley	9	200.00%	\$415,000	3.49%	\$507,222	-7.22%
110	Northwest Heights	121	32.97%	\$198,000	7.03%	\$217,665	1.20%
111	Ladera Heights	109	9.00%	\$156,000	3.31%	\$155,912	-2.66%
112	Canoncito	0	N/A	N/A	N/A	N/A	N/A
120	Paradise West	154	36.28%	\$168,950	-8.48%	\$178,558	-5.70%
121	Paradise East	78	-3.70%	\$200,000	-1.48%	\$216,892	-3.63%
130	Corrales	20	11.11%	\$407,500	-5.23%	\$429,300	-8.04%
140	Rio Rancho South	50	16.28%	\$191,057	-8.15%	\$215,614	0.30%
141	Rio Rancho Southwest	1	0.00%	\$173,000	30.66%	\$173,000	30.66%
150	Rio Rancho Mid	132	24.53%	\$146,800	-6.79%	\$164,943	-8.66%
151	Rio Rancho Mid-North	53	12.77%	\$219,520	-1.24%	\$236,690	-3.14%
152	Rio Rancho Mid-West	7	133.33%	\$115,000	-17.86%	\$114,874	-20.59%
160	Rio Rancho North	64	33.33%	\$191,000	3.38%	\$209,841	1.52%
161	Rio Rancho Central	83	27.69%	\$149,000	-0.60%	\$152,137	-0.23%
162	Rio Rancho Northwest	0	N/A	N/A	N/A	N/A	N/A
170	Bernalillo/Algodones	15	25.00%	\$263,500	20.90%	\$244,085	2.34%
180	Placitas	17	88.89%	\$375,000	-16.11%	\$412,765	-18.65%
210-293	East Mountain Area	73	10.61%	\$220,000	1.38%	\$241,825	-0.54%
690-760	Valencia County	121	14.15%	\$150,000	6.01%	\$163,857	0.87%

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

2010 2nd QTR Sales

120
Sales: 154
Avg: \$178,558
Med: \$168,950

121
Sales: 78
Avg: \$216,892
Med: \$200,000

130
Sales: 20
Avg: \$429,300
Med: \$407,500

102
Sales: 6
Avg: \$406,792
Med: \$365,000

21
Sales: 68
Avg: \$310,682
Med: \$298,827

20
Sales: 24
Avg: \$649,583
Med: \$570,000

10
Sales: 18
Avg: \$373,933
Med: \$370,000

103
Sales: 9
Avg: \$507,222
Med: \$415,000

100
Sales: 36
Avg: \$296,639
Med: \$229,000

32
Sales: 32
Avg: \$222,361
Med: \$199,950

30
Sales: 98
Avg: \$279,760
Med: \$249,950

31
Sales: 24
Avg: \$605,348
Med: \$540,000

110
Sales: 121
Avg: \$217,665
Med: \$198,000

101
Sales: 55
Avg: \$213,414
Med: \$179,000

41
Sales: 71
Avg: \$184,175
Med: \$173,000

50
Sales: 167
Avg: \$170,758
Med: \$163,500

111
Sales: 109
Avg: \$155,912
Med: \$156,000

80
Sales: 29
Avg: \$191,772
Med: \$147,000

40
Sales: 40
Avg: \$262,371
Med: \$252,450

70
Sales: 25
Avg: \$156,496
Med: \$169,900

51
Sales: 32
Avg: \$299,478
Med: \$298,750

92
Sales: 195
Avg: \$127,278
Med: \$125,000

90
Sales: 40
Avg: \$117,475
Med: \$112,450

42
Sales: 47
Avg: \$201,647
Med: \$192,000

71
Sales: 45
Avg: \$191,745
Med: \$179,000

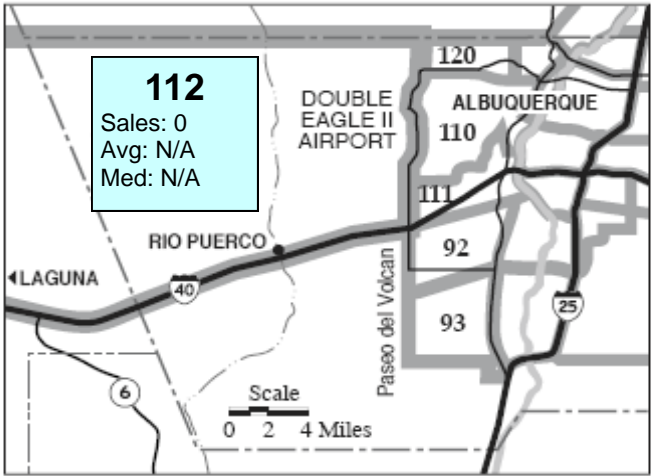
60
Sales: 13
Avg: \$287,785
Med: \$290,000

93
Sales: 6
Avg: \$122,970
Med: \$117,500

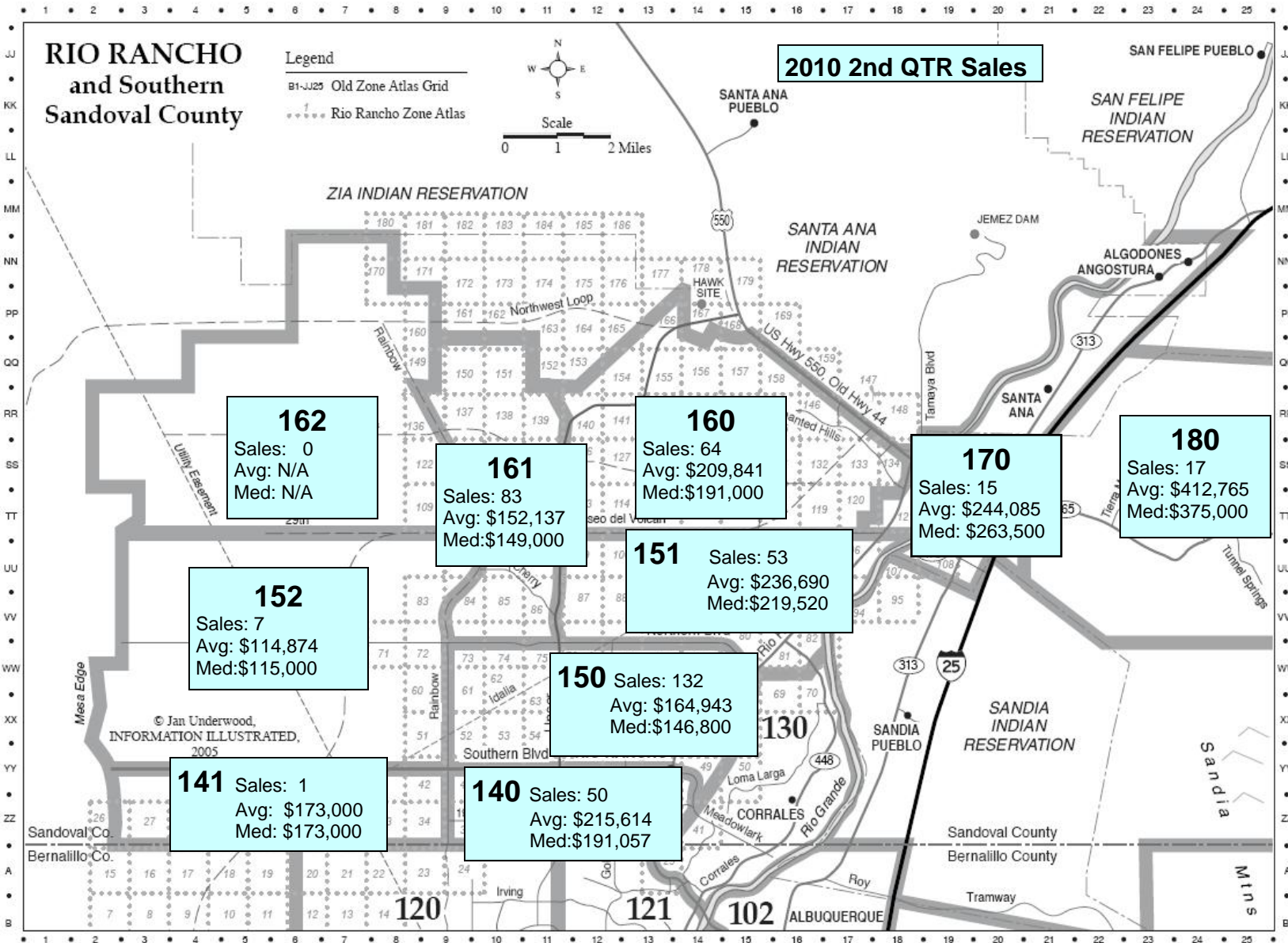
91
Sales: 22
Avg: \$161,941
Med: \$131,250

112
Sales: 0
Avg: N/A
Med: N/A

Scale
0 1 2 Miles



Bernalillo County
Valencia County



East Mountain Area and Estancia Basin

2010 2nd QTR Sales

220
Sales: 17
Avg: \$323,971
Med: \$262,000

240
Sales: 17
Avg: \$297,244
Med: \$280,000

230
Sales: 2
Avg: \$192,000
Med: \$192,000

250
Sales: 12
Avg: \$213,875
Med: \$199,000

260
Sales: 4
Avg: \$213,250
Med: \$212,500

270 Sales: 8
Avg: \$207,750
Med: \$190,000

280 Sales: 3
Avg: \$136,200
Med: \$150,000

271
Sales: 2
Avg: \$150,000
Med: \$150,000

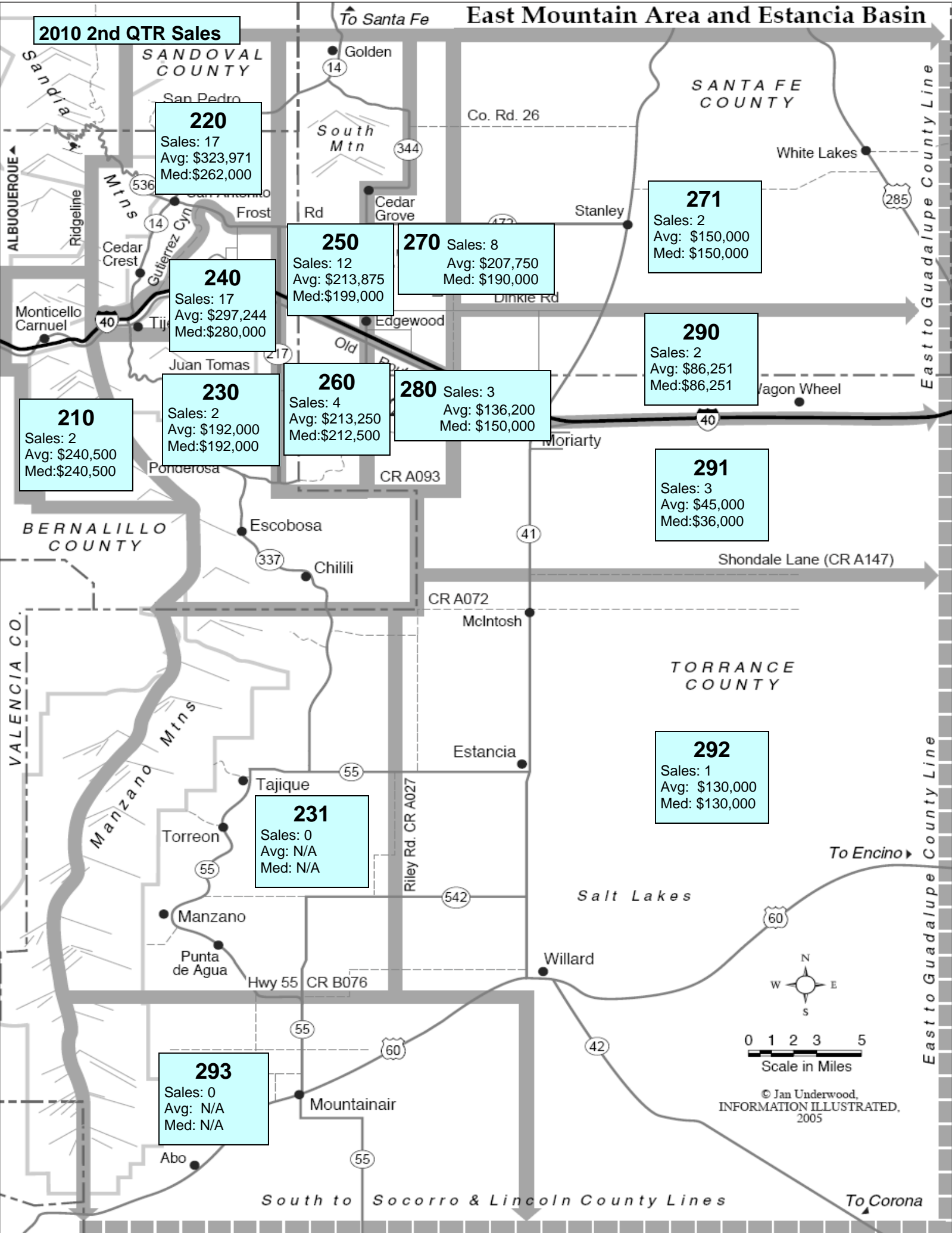
290
Sales: 2
Avg: \$86,251
Med: \$86,251

291
Sales: 3
Avg: \$45,000
Med: \$36,000

292
Sales: 1
Avg: \$130,000
Med: \$130,000

293
Sales: 0
Avg: N/A
Med: N/A

231
Sales: 0
Avg: N/A
Med: N/A



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VALENCIA COUNTY

2010 2nd QTR Sales

700
Sales: 30
Avg: \$197,732
Med: \$164,950

710
Sales: 11
Avg: \$166,036
Med: \$155,000

701
Sales: 19
Avg: \$165,511
Med: \$160,000

720
Sales: 1
Avg: \$125,000
Med: \$125,000

690
Sales: 0
Avg: N/A
Med: N/A

711
Sales: 13
Avg: \$219,119
Med: \$180,000

740
Sales: 3
Avg: \$136,133
Med: \$124,500

721
Sales: 7
Avg: \$105,607
Med: \$99,900

730
Sales: 0
Avg: N/A
Med: N/A

750
Sales: 1
Avg: \$195,000
Med: \$195,000

741
Sales: 15
Avg: \$92,445
Med: \$84,000

742
Sales: 2
Avg: \$138,500
Med: \$138,500

760
Sales: 19
Avg: \$154,937
Med: \$150,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

