

Quarterly market

REPORT

2nd QTR

2011 Quarterly Highlights

- Single family, detached home sales are down 12.95 percent from 2nd Quarter 2010, with a 14.96 percent decrease in City of Albuquerque sales and 9.49 percent decrease in Rio Rancho.
- Individual areas that saw an increase in the average sale price from 2nd QTR 2010 include Sandia Heights, ABQ Acres West, Far NE Heights, Downtown, North Valley, Corrales, Rio Rancho-Mid, and Bernalillo.

New Listings	Closed Sales	Average Sale \$
Detached: 4,180 Attached: 410	Detached: 1,915 Attached: 157	Detached: \$200,314 Attached: \$139,419
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
% Change (Detached) -13.89%	% Change (Detached) -12.95%	% Change (Detached) -5.30%



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2nd QTR 2011 & 2010 RECAP for Greater Albuquerque Areas

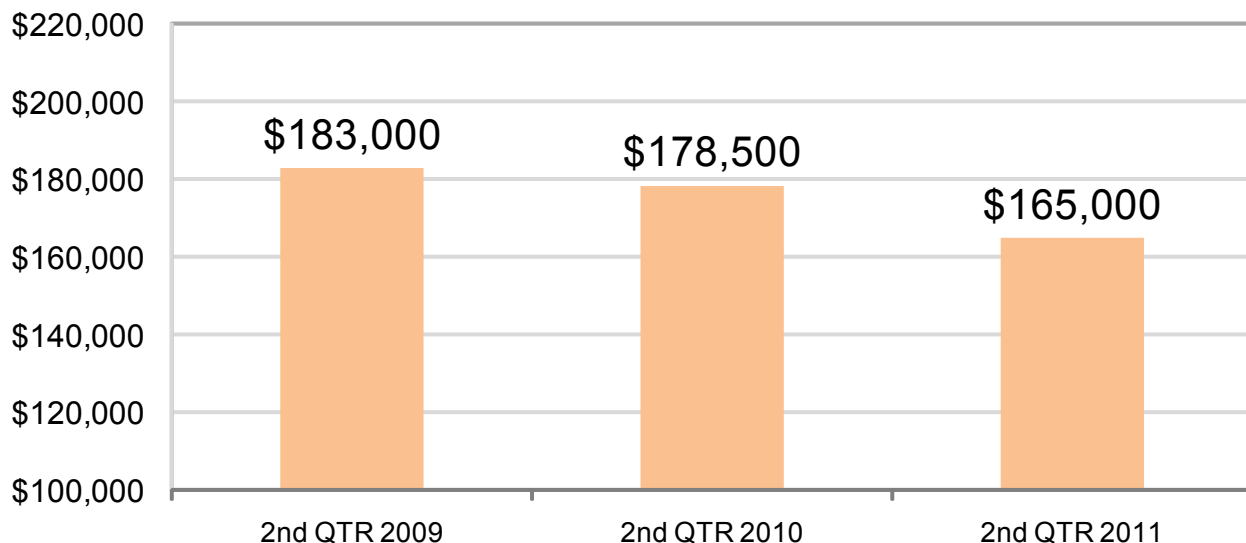
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2011	2010	% of Change
Average Sale Price:	\$200,314	\$211,529	-5.30%
Median Sale Price:	\$165,000	\$178,500	-7.56%
Total Sold & Closed:	1,915	2,200	-12.95%
Total Dollar Volume*:	\$383.6	\$465.4	-17.58%
New Listings:	4,180	4,854	-13.89%
Days on Market:	83	70	18.57%

Class R2	2011	2010	% of Change
Average Sale Price:	\$139,419	\$149,698	-6.87%
Median Sale Price:	\$135,000	\$145,000	-6.90%
Total Sold & Closed:	157	271	-42.07%
Total Dollar Volume*:	\$21.9	\$40.6	-46.06%
New Listings:	410	497	-17.51%
Days on Market:	87	89	-2.25%

The numbers above reflect the time period between April 1 and June 30 of 2010 and 2011.

Median Sale Price for single-family detached homes



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

2nd QTR 2011 & 2010 RECAP for Albuquerque (Areas 10-121)

Class R1	2011	2010	% of Change
Average Sale Price:	\$204,692	\$215,146	-4.86%
Median Sale Price:	\$168,000	\$180,000	-6.67%
Total Sold & Closed:	1,330	1,564	-14.96%
Total Dollar Volume*:	\$272.2	\$336.5	-19.11%
New Listings:	2,777	3,201	-13.25%
Days on Market:	80	64	25.00%

Class R2	2011	2010	% of Change
Average Sale Price:	\$143,839	\$150,967	-4.72%
Median Sale Price:	\$136,580	\$145,000	-5.81%
Total Sold & Closed:	134	243	-44.86%
Total Dollar Volume*:	\$19.3	\$36.7	-47.41%
New Listings:	341	430	-20.70%
Days on Market:	92	91	1.10%

2nd QTR 2011 & 2010 RECAP for Rio Rancho (Areas 140-162)

Class R1	2011	2010	% of Change
Average Sale Price:	\$175,641	\$184,954	-5.04%
Median Sale Price:	\$155,000	\$165,000	-6.06%
Total Sold & Closed:	353	390	-9.49%
Total Dollar Volume*:	\$62.0	\$72.1	-14.01%
New Listings:	655	771	-15.05%
Days on Market:	78	70	11.43%

Class R2	2011	2010	% of Change
Average Sale Price:	\$119,708	\$145,729	-17.86%
Median Sale Price:	\$116,950	\$150,628	-22.36%
Total Sold & Closed:	14	20	-30.00%
Total Dollar Volume*:	\$1.7	\$2.9	-41.38%
New Listings:	42	50	-16.00%
Days on Market:	52	76	-31.58%

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

2nd QTR 2011 & 2010 RECAP for East Mountains (Areas 210-293)

Class R1	2011	2010	% of Change
Average Sale Price:	\$227,103	\$241,825	-6.09%
Median Sale Price:	\$193,700	\$220,000	-11.95%
Total Sold & Closed:	77	73	5.48%
Total Dollar Volume*:	\$17.5	\$17.7	-1.13%
New Listings:	274	345	-20.58%
Days on Market:	103	98	5.10%

2nd QTR 2011 & 2010 RECAP for Valencia County (Areas 690-760)

Class R1	2011	2010	% of Change
Average Sale Price:	\$130,109	\$163,857	-20.60%
Median Sale Price:	\$125,000	\$150,000	-16.67%
Total Sold & Closed:	101	121	-16.53%
Total Dollar Volume*:	\$13.1	\$19.8	-33.84%
New Listings:	263	341	-22.87%
Days on Market:	103	107	-3.74%

The numbers above reflect the time period between April 1 and June 30 of 2010 and 2011.

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

2nd QTR 2011 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2010	Median Sale Price	Change from 2nd QTR 2010	Average Sale Price	Change from 2nd QTR 2010
10	Sandia Heights	24	33.33%	\$351,250	-5.07%	\$428,608	14.62%
20	North Albuquerque Acres	31	29.17%	\$550,000	-3.51%	\$542,943	-16.42%
21	Albuquerque Acres West	38	-44.12%	\$319,000	6.75%	\$346,667	11.58%
30	Far NE Heights	89	-9.18%	\$245,000	-1.98%	\$301,158	7.65%
31	Foothills North	18	-25.00%	\$491,813	-8.92%	\$498,001	-17.73%
32	Academy West	35	9.38%	\$196,000	-1.98%	\$204,511	-8.03%
40	UNM	40	0.00%	\$220,950	-12.48%	\$239,420	-8.75%
41	Uptown	57	-19.72%	\$145,000	-16.18%	\$156,486	-15.03%
42	UNM South	38	-19.15%	\$170,500	-11.20%	\$192,907	-4.33%
50	NE Heights	138	-17.37%	\$148,000	-9.48%	\$153,543	-10.08%
51	Foothills South	29	-9.38%	\$244,000	-18.33%	\$240,206	-19.79%
60	Four Hills	11	-15.38%	\$254,099	-12.38%	\$254,454	-11.58%
70	Fairgrounds	21	-16.00%	\$155,000	-8.77%	\$137,519	-12.13%
71	Southeast Heights	25	-44.44%	\$133,600	-25.36%	\$142,339	-25.77%
80	Downtown	26	-10.34%	\$155,500	5.78%	\$200,237	4.41%
90	Near South Valley	30	-25.00%	\$108,000	-3.96%	\$97,690	-16.84%
91	Valley Farms	20	-9.09%	\$104,500	-20.38%	\$114,861	-29.07%
92	Southwest Heights	159	-18.46%	\$110,500	-11.60%	\$114,496	-10.04%
93	Pajarito	0	-100.00%	N/A	N/A	N/A	N/A
100	North Valley	42	16.67%	\$242,250	5.79%	\$306,088	3.19%
101	Near North Valley	45	-18.18%	\$155,000	-13.41%	\$227,197	6.46%
102	Far North Valley	1	-83.33%	\$340,000	-6.85%	\$340,000	-16.42%
103	West River Valley	5	-44.44%	\$321,500	-22.53%	\$360,300	-28.97%
110	Northwest Heights	104	-14.05%	\$179,160	-9.52%	\$197,926	-9.07%
111	Ladera Heights	102	-6.42%	\$140,000	-10.26%	\$147,220	-5.57%
112	Canoncito	0	N/A	N/A	N/A	N/A	N/A
120	Paradise West	121	-21.43%	\$163,000	-3.52%	\$169,450	-5.10%
121	Paradise East	81	3.85%	\$180,000	-10.00%	\$195,468	-9.88%
130	Corrales	18	-10.00%	\$416,250	2.15%	\$431,378	0.48%
140	Rio Rancho South	57	14.00%	\$189,900	-0.61%	\$191,847	-11.02%
141	Rio Rancho Southwest	0	-100.00%	N/A	N/A	N/A	N/A
150	Rio Rancho Mid	131	-0.76%	\$143,000	-2.59%	\$172,910	4.83%
151	Rio Rancho Mid-North	51	-3.77%	\$176,000	-19.83%	\$209,036	-11.68%
152	Rio Rancho Mid-West	7	0.00%	\$110,000	-4.35%	\$114,344	-0.46%
160	Rio Rancho North	47	-26.56%	\$170,000	-10.99%	\$189,590	-9.65%
161	Rio Rancho Central	60	-27.71%	\$137,000	-8.05%	\$134,045	-11.89%
162	Rio Rancho Northwest	0	N/A	N/A	N/A	N/A	N/A
170	Bernalillo/Algodones	19	26.67%	\$246,807	-6.34%	\$217,343	-10.96%
180	Placitas	17	0.00%	\$365,000	-2.67%	\$402,253	-2.55%
210-290	East Mountain Area	77	5.48%	\$193,700	-11.95%	\$227,103	-6.09%
690-760	Valencia County	101	-16.53%	\$125,000	-16.67%	\$130,109	-20.60%

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

2011 2nd QTR Sales

ALBUQUERQUE and Central Bernalillo County

130
Sales: 18
Avg: \$431,378
Med: \$416,250

120
Sales: 121
Avg: \$169,450
Med: \$163,000

121
Sales: 81
Avg: \$195,468
Med: \$180,000

102
Sales: 1
Avg: \$340,000
Med: \$340,000

21
Sales: 38
Avg: \$346,667
Med: \$319,000

20
Sales: 31
Avg: \$542,943
Med: \$550,000

10
Sales: 24
Avg: \$351,250
Med: \$428,608

103
Sales: 5
Avg: \$360,300
Med: \$321,500

100
Sales: 42
Avg: \$306,088
Med: \$242,250

32
Sales: 35
Avg: \$204,511
Med: \$196,000

30
Sales: 89
Avg: \$301,158
Med: \$245,000

31
Sales: 18
Avg: \$498,001
Med: \$491,813

110
Sales: 104
Avg: \$197,926
Med: \$179,160

101
Sales: 45
Avg: \$227,197
Med: \$155,000

41
Sales: 57
Avg: \$156,486
Med: \$145,000

50
Sales: 138
Avg: \$153,543
Med: \$148,000

111
Sales: 102
Avg: \$147,220
Med: \$140,000

80
Sales: 26
Avg: \$200,237
Med: \$155,500

40
Sales: 40
Avg: \$239,420
Med: \$220,950

70
Sales: 21
Avg: \$137,519
Med: \$155,000

51
Sales: 29
Avg: \$240,206
Med: \$244,000

92
Sales: 159
Avg: \$114,496
Med: \$110,500

90
Sales: 30
Avg: \$97,690
Med: \$108,000

42
Sales: 38
Avg: \$192,907
Med: \$170,500

71
Sales: 25
Avg: \$142,339
Med: \$133,600

60
Sales: 11
Avg: \$254,454
Med: \$254,099

93
Sales: 0
Avg: N/A
Med: N/A

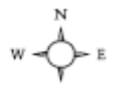
91
Sales: 20
Avg: \$114,861
Med: \$104,500

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

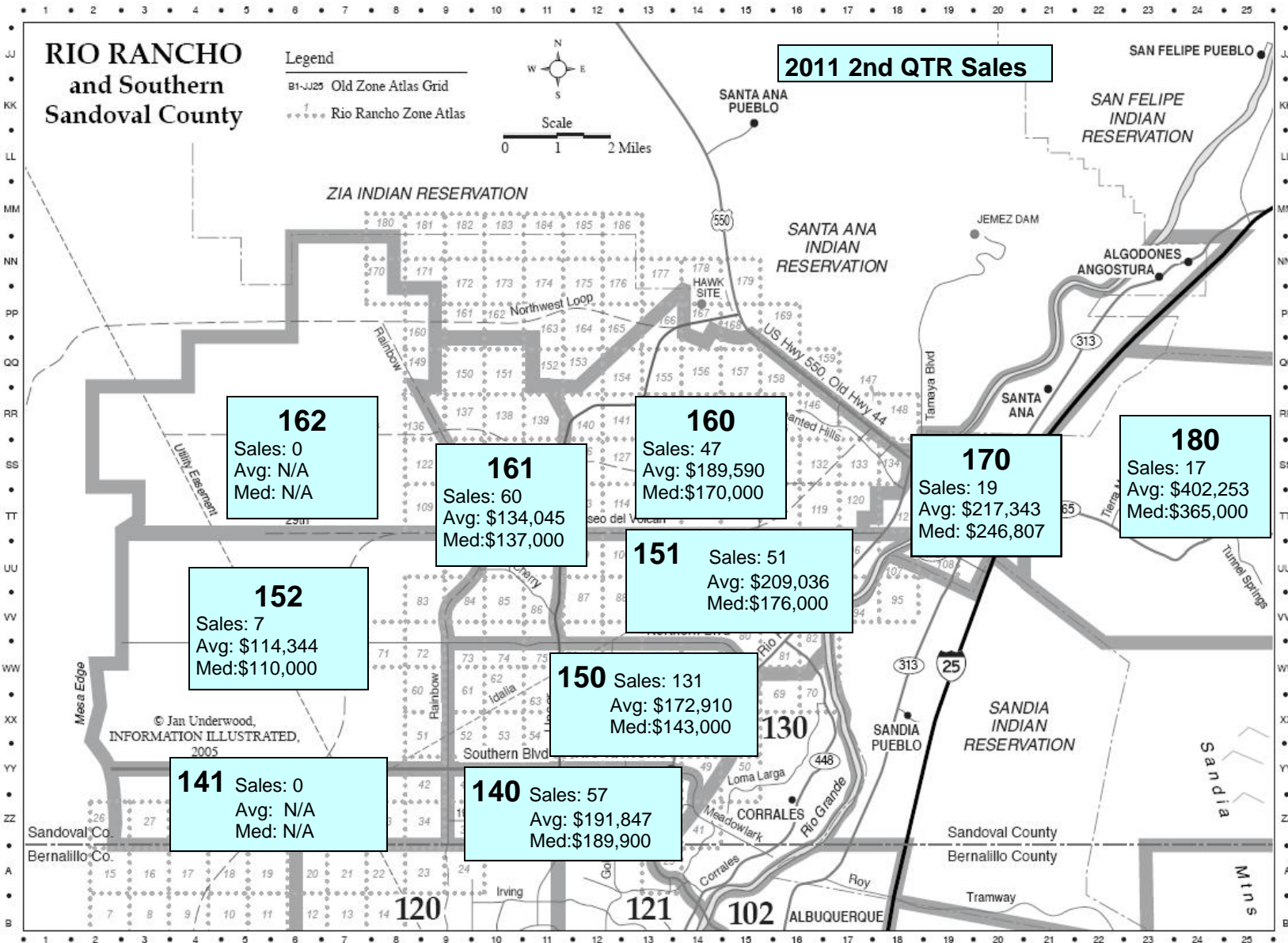
120
110
111
92
93

Scale
0 2 4 Miles

Scale
0 1 2 Miles

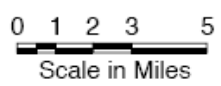
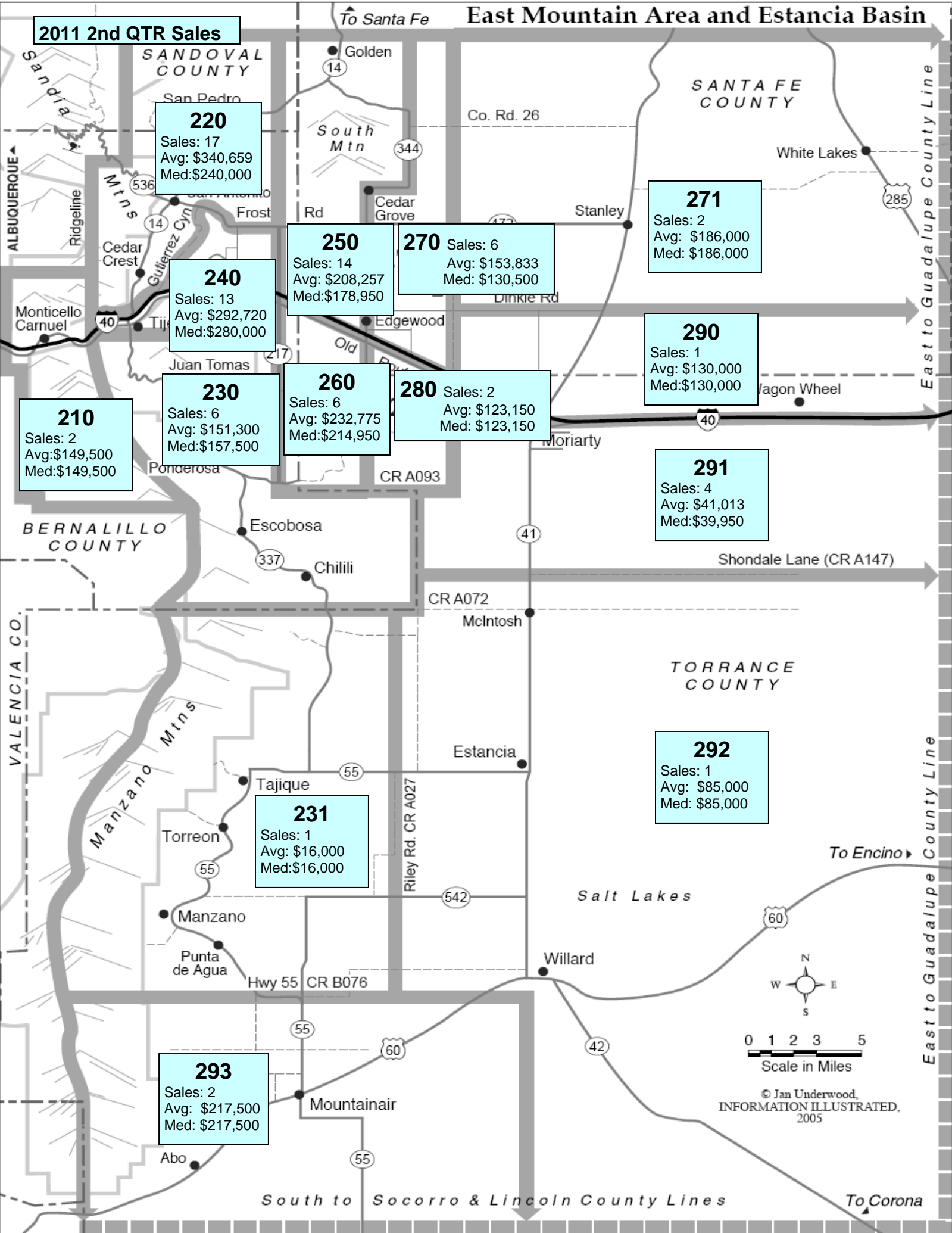


ISLETA INDIAN RESERVATION



East Mountain Area and Estancia Basin

2011 2nd QTR Sales



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2011 2nd QTR Sales

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 14
Avg: \$149,684
Med: \$170,375

710
Sales: 8
Avg: \$194,188
Med: \$202,500

701
Sales: 20
Avg: \$140,968
Med: \$136,500

690
Sales: 2
Avg: \$37,000
Med: \$37,000

711
Sales: 5
Avg: \$203,252
Med: \$162,000

720
Sales: 0
Avg: N/A
Med: N/A

740
Sales: 6
Avg: \$135,083
Med: \$124,000

721
Sales: 17
Avg: \$94,676
Med: \$100,000

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

741
Sales: 10
Avg: \$80,902
Med: \$61,000

750
Sales: 2
Avg: \$138,000
Med: \$138,000

742
Sales: 4
Avg: \$140,250
Med: \$128,250

760
Sales: 13
Avg: \$116,637
Med: \$110,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

