



2nd QTR 2009 MLS in Review

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

Contact: Don Padilla 2009 GAAR Chairman 505-269-2866 dpadilla@gaar.com

2nd QTR 2009 & 2008 RECAP for Greater Albuquerque Area

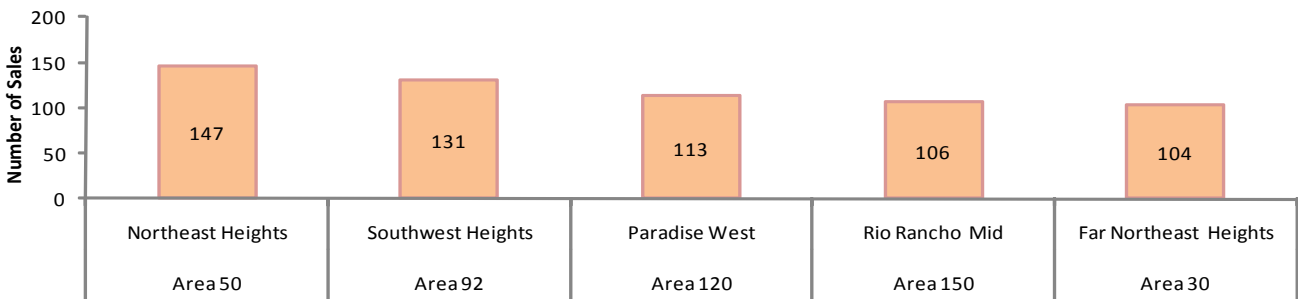
Class R1 (Existing Single-Family Detached)

Class R1	2009	2008	% of Change
Average Sale Price:	\$217,370	\$240,514	-9.62%
Median Sale Price:	\$183,000	\$199,000	-8.04%
Total Sold & Closed:	1,825	2,163	-15.63%
Total Dollar Volume*:	\$396.7	\$520.2	-23.74%
New Listings:	4,494	5,817	-22.74%
Days on Market:	83	67	23.88%

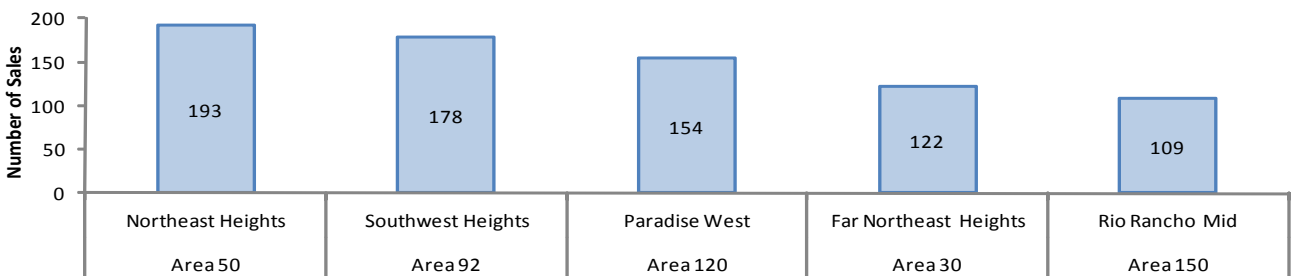
The numbers above reflect the time period between April 1 and June 30 of 2009 and 2008.

**Total Dollar Volume (millions)*

Top 5 Selling Areas for 2nd QTR 2009 (R1) Sales



Top 5 Selling Areas for 2nd QTR 2008 (R1) Sales



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Class R2 (Existing Condo/Townhome Attached)

Class R2	2009	2008	% of Change
Average Sale Price:	\$158,779	\$167,577	-5.25%
Median Sale Price:	\$151,000	\$157,000	-3.82%
Total Sold & Closed:	183	240	-23.75%
Total Dollar Volume*:	\$29.1	\$40.2	-27.61%
New Listings:	481	590	-18.47%
Days on Market:	87	67	29.85%

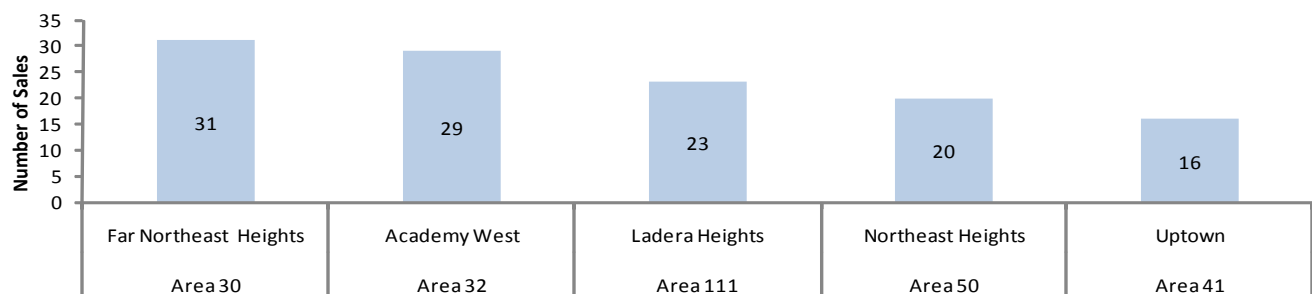
The numbers above reflect the time period between April 1 and June 30 of 2009 and 2008.

**Total Dollar Volume (millions)*

Top 5 Selling Areas for 2nd QTR 2009 (R2) Sales



Top 5 Selling Areas for 2nd QTR 2008 (R2) Sales



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2nd QTR 2009 & 2008 RECAP for Albuquerque Areas 10-121

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

Class R1	2009	2008	% of Change
Average Sale Price:	\$220,887	\$239,188	-7.65%
Median Sale Price:	\$185,000	\$199,000	-7.04%
Total Sold & Closed:	1,300	1,574	-17.41%
Total Dollar Volume*:	\$287.2	\$376.5	-23.72%
New Listings:	2,955	3,858	-23.41%
Days on Market:	73	62	17.74%

Class R2	2009	2008	% of Change
Average Sale Price:	\$161,756	\$171,210	-5.52%
Median Sale Price:	\$153,100	\$158,000	-3.10%
Total Sold & Closed:	162	217	-25.35%
Total Dollar Volume*:	\$26.2	\$37.2	-29.57%
New Listings:	428	517	-17.21%
Days on Market:	87	67	29.85%

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**Total Dollar Volume (millions)*

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2nd QTR 2009 & 2008 RECAP for Rio Rancho Areas 140-162

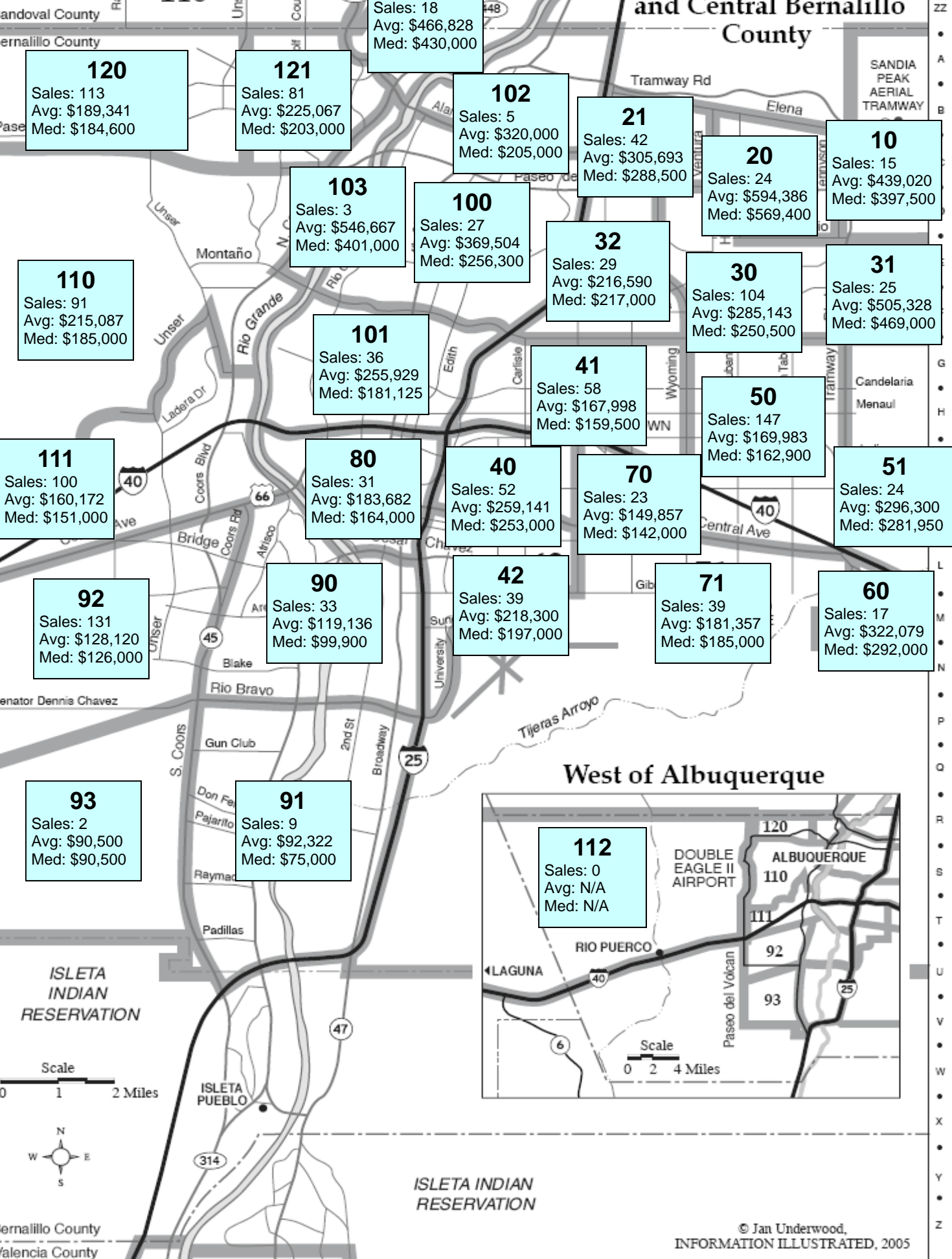
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2009	2008	% of Change
Average Sale Price:	\$192,510	\$211,439	-8.95%
Median Sale Price:	\$172,300	\$185,750	-7.24%
Total Sold & Closed:	314	316	-0.63%
Total Dollar Volume*:	\$60.4	\$66.8	-9.58%
New Listings:	770	1,008	-23.61%
Days on Market:	99	73	35.62%
Class R2	2009	2008	% of Change
Average Sale Price:	\$130,284	\$125,454	3.85%
Median Sale Price:	\$110,000	\$123,750	-11.11%
Total Sold & Closed:	15	16	-6.25%
Total Dollar Volume*:	\$2.0	\$2.0	0.00%
New Listings:	36	45	-20.00%
Days on Market:	71	54	31.48%

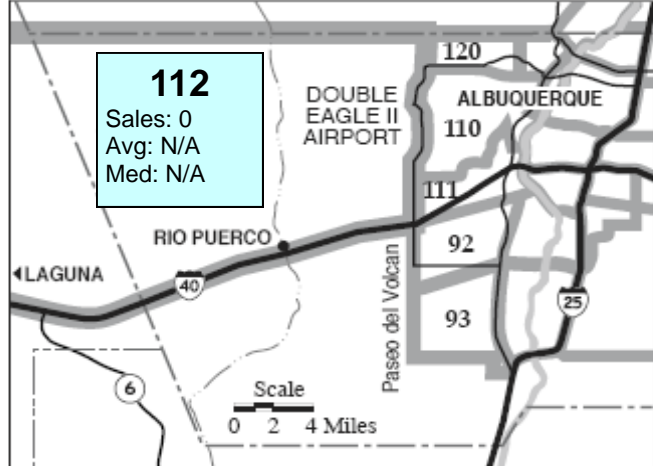
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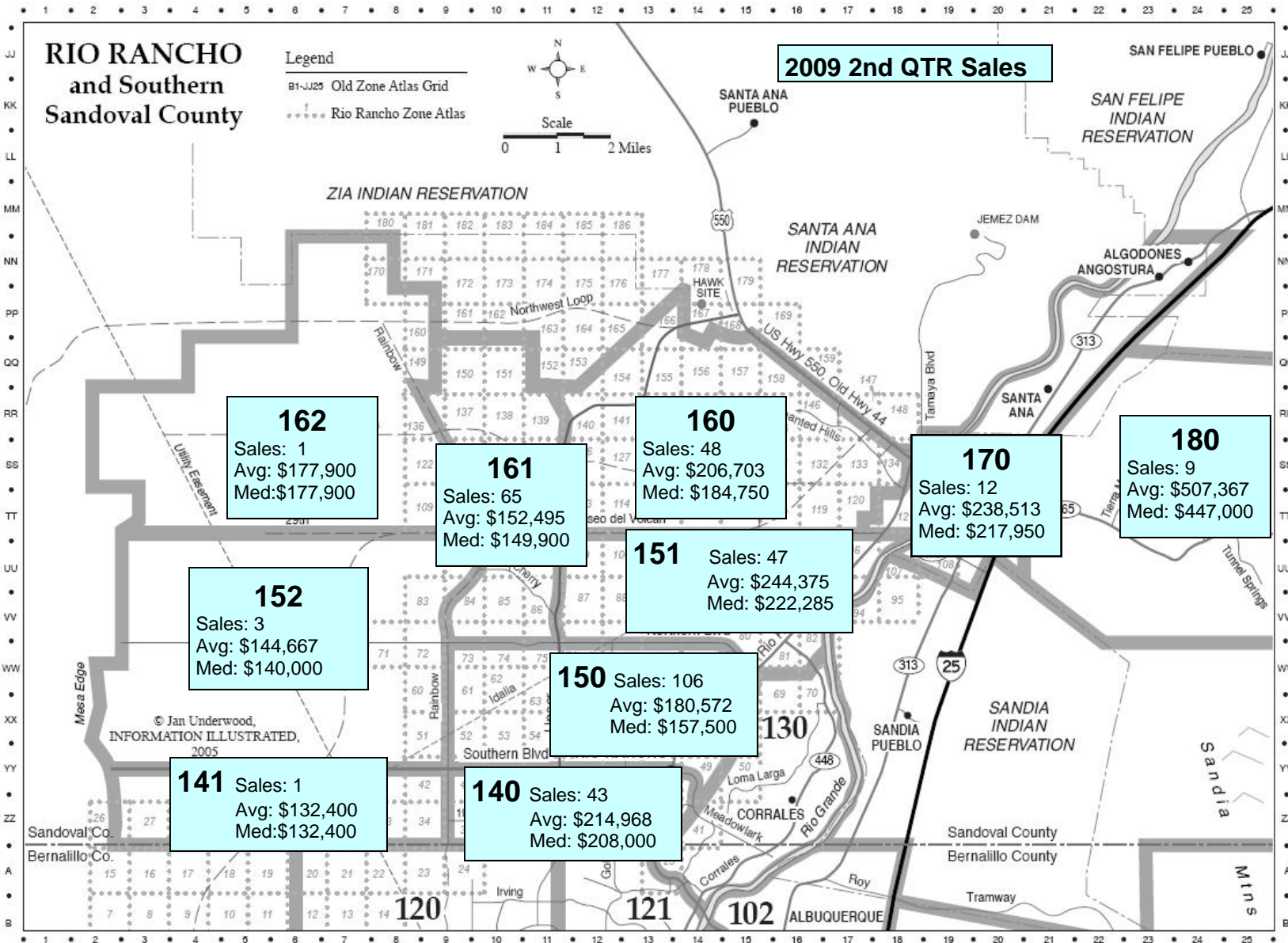
**Total Dollar Volume (millions)*

2009 2nd QTR Sales



Scale
0 1 2 Miles





East Mountain Area and Estancia Basin

2009 2nd QTR Sales

220
Sales: 14
Avg: \$281,422
Med: \$289,950

250
Sales: 10
Avg: \$261,596
Med: \$261,000

270 Sales: 7
Avg: \$208,357
Med: \$212,500

271
Sales: 0
Avg: \$ N/A
Med: \$ N/A

240
Sales: 12
Avg: \$328,900
Med: \$257,500

290
Sales: 1
Avg: \$107,000
Med: \$107,000

210
Sales: 2
Avg: \$206,500
Med: \$206,500

230
Sales: 6
Avg: \$219,000
Med: \$235,000

260
Sales: 7
Avg: \$163,676
Med: \$181,000

280 Sales: 3
Avg: \$146,667
Med: \$135,000

291
Sales: 0
Avg: N/A
Med: N/A

BERNALILLO COUNTY

Escobosa
Chilili

CRA072

Shondale Lane (CRA147)

TORRANCE COUNTY

292
Sales: 2
Avg: \$103,500
Med: \$103,500

231
Sales: 1
Avg: \$265,000
Med: \$265,000

Torreón
Manzano
Punta de Agua

Riley Rd. CRA027

Salt Lakes

Willard

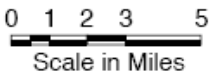
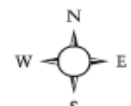
293
Sales: 1
Avg: \$195,000
Med: \$195,000

Mountainair

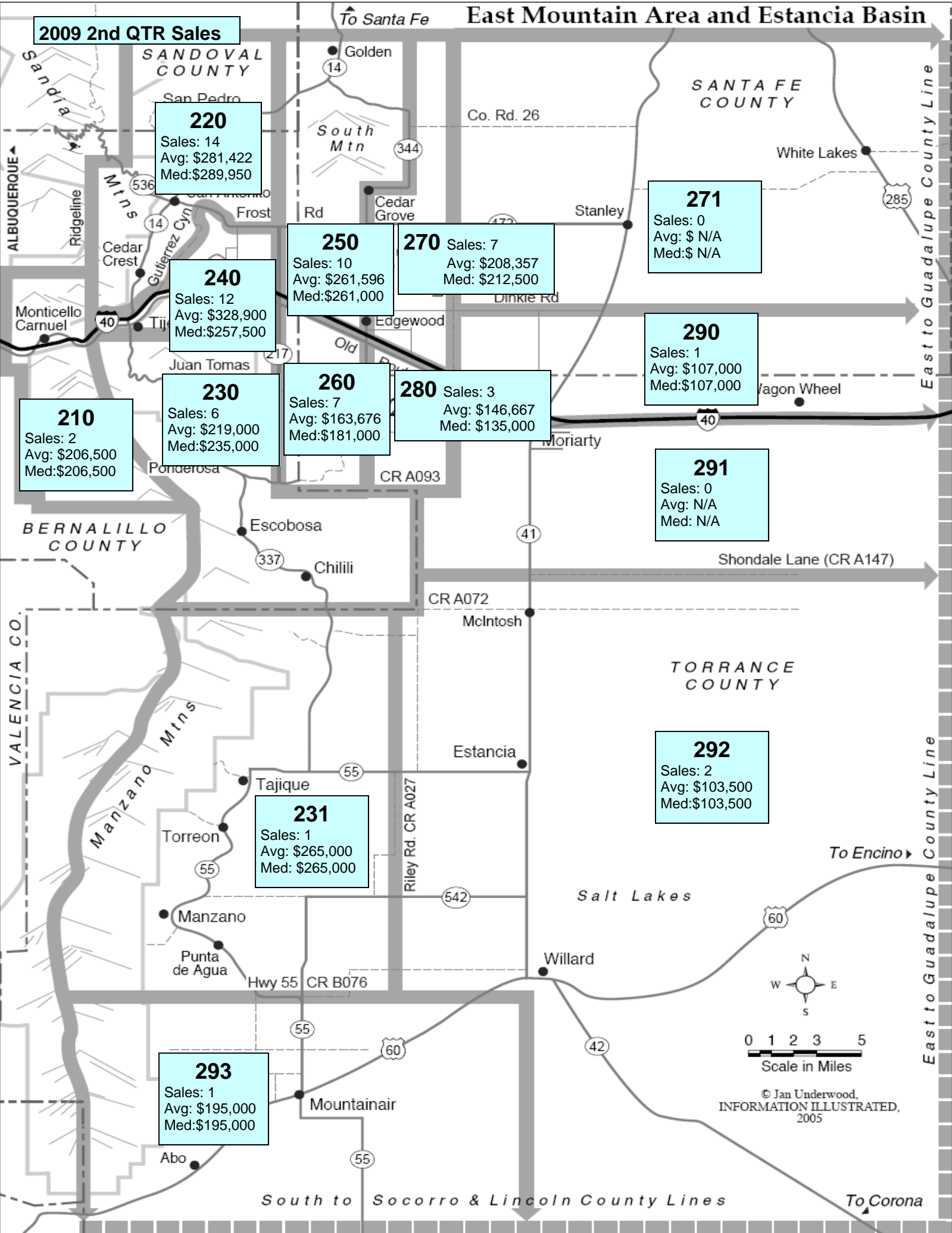
Abo

South to Socorro & Lincoln County Lines

To Corona



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VALENCIA COUNTY

2009 2nd QTR Sales

700
Sales: 20
Avg: \$188,559
Med: \$180,000

710
Sales: 5
Avg: \$179,343
Med: \$154,000

701
Sales: 14
Avg: \$164,443
Med: \$171,000

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

711
Sales: 10
Avg: \$307,440
Med: \$292,000

720
Sales: 1
Avg: \$123,000
Med: \$123,000

740
Sales: 7
Avg: \$167,643
Med: \$132,000

721
Sales: 19
Avg: \$119,824
Med: \$119,000

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

750
Sales: 1
Avg: \$125,000
Med: \$125,000

741
Sales: 14
Avg: \$109,686
Med: \$88,500

742
Sales: 1
Avg: \$215,000
Med: \$215,000

760
Sales: 14
Avg: \$123,314
Med: \$126,248

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

