



## 3rd QTR 2009 MLS in Review

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

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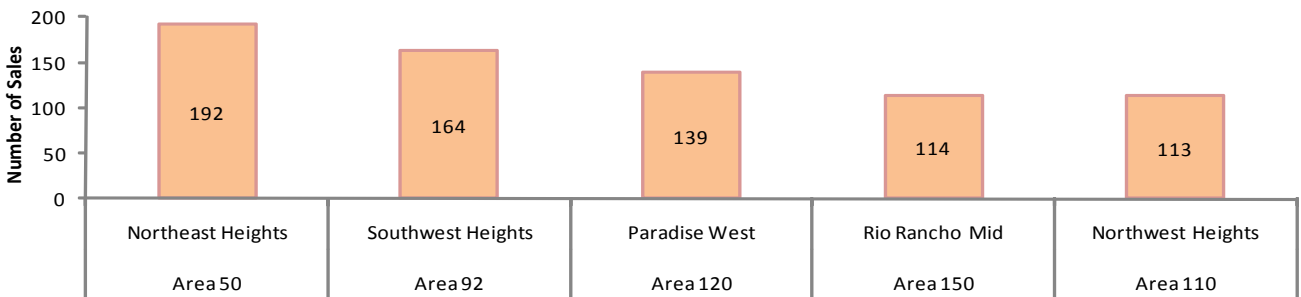
### 3rd QTR 2009 & 2008 RECAP for Greater Albuquerque Area

#### Class R1 (Existing Single-Family Detached)

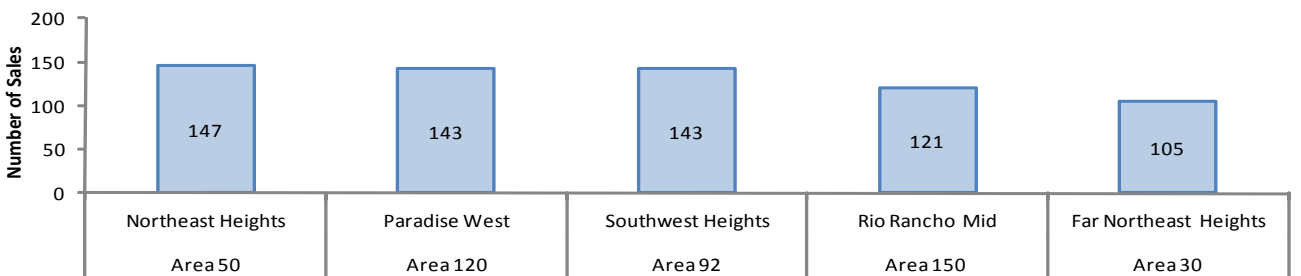
| Class R1              | 2009      | 2008      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$214,902 | \$235,051 | -8.57%      |
| Median Sale Price:    | \$182,000 | \$193,025 | -5.71%      |
| Total Sold & Closed:  | 2,084     | 2,008     | 3.78%       |
| Total Dollar Volume*: | \$447.9   | \$471.9   | -5.09%      |
| New Listings:         | 4,357     | 5,051     | -13.74%     |
| Days on Market:       | 76        | 71        | 7.04%       |

*The numbers above reflect the time period between July 1 and September 30 of 2008 and 2009.*  
*\*Total Dollar Volume (millions)*

#### Top 5 Selling Areas for 3rd QTR 2009 (R1) Sales



#### Top 5 Selling Areas for 3rd QTR 2008 (R1) Sales



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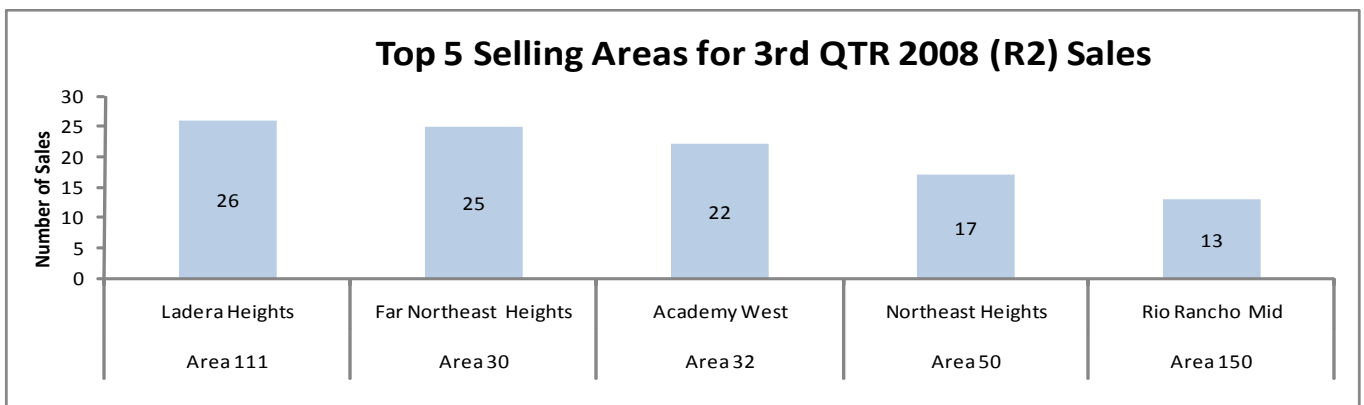
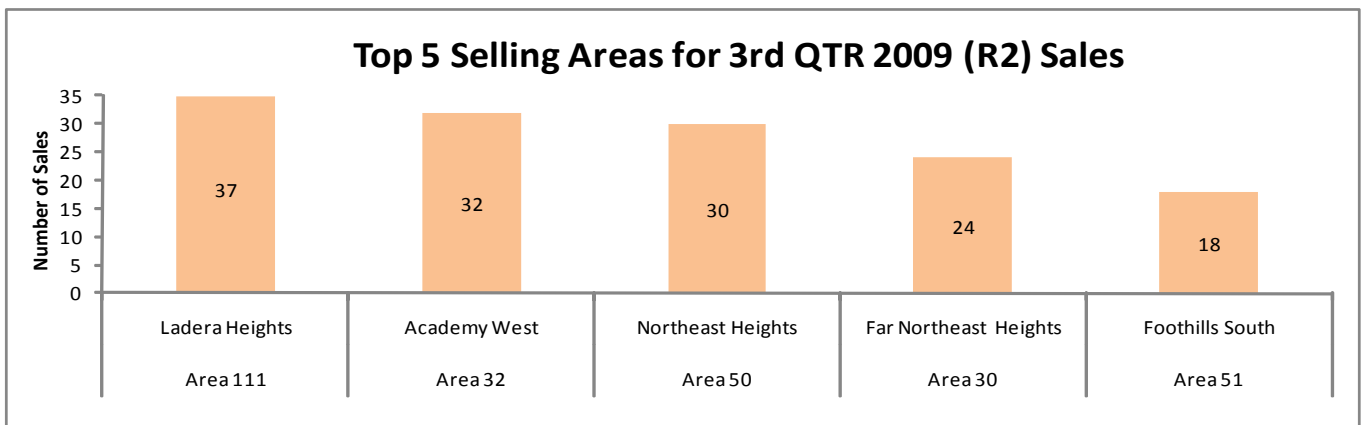
### 3rd QTR 2009 & 2008 RECAP for Greater Albuquerque Area

**Class R2 (Existing Condo/Townhome Attached)**

| Class R2              | 2009      | 2008      | % of Change |
|-----------------------|-----------|-----------|-------------|
| Average Sale Price:   | \$151,295 | \$155,119 | -2.47%      |
| Median Sale Price:    | \$138,500 | \$145,000 | -4.48%      |
| Total Sold & Closed:  | 272       | 207       | 31.40%      |
| Total Dollar Volume*: | \$41.2    | \$32.1    | 28.35%      |
| New Listings:         | 524       | 502       | 4.38%       |
| Days on Market:       | 82        | 74        | 10.81%      |

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*\*Total Dollar Volume (millions)*



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### 3rd QTR 2009 & 2008 RECAP for Albuquerque Areas 10-121

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

| <b>Class R1</b>       | <b>2009</b> | <b>2008</b> | <b>% of Change</b> |
|-----------------------|-------------|-------------|--------------------|
| Average Sale Price:   | \$218,347   | \$236,186   | -7.55%             |
| Median Sale Price:    | \$185,485   | \$196,000   | -5.36%             |
| Total Sold & Closed:  | 1,490       | 1,423       | 4.71%              |
| Total Dollar Volume*: | \$325.3     | \$336.1     | -3.21%             |
| New Listings:         | 2,888       | 3,281       | -11.98%            |
| Days on Market:       | 70          | 65          | 7.69%              |

| <b>Class R2</b>       | <b>2009</b> | <b>2008</b> | <b>% of Change</b> |
|-----------------------|-------------|-------------|--------------------|
| Average Sale Price:   | \$153,959   | \$159,666   | -3.57%             |
| Median Sale Price:    | \$144,000   | \$149,750   | -3.84%             |
| Total Sold & Closed:  | 242         | 178         | 35.96%             |
| Total Dollar Volume*: | \$37.3      | \$28.4      | 31.34%             |
| New Listings:         | 458         | 450         | 1.78%              |
| Days on Market:       | 78          | 75          | 4.00%              |

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*\*Total Dollar Volume (millions)*

## 3rd QTR 2009 MLS in Review

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### 3rd QTR 2009 & 2008 RECAP for Rio Rancho Areas 140-162

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

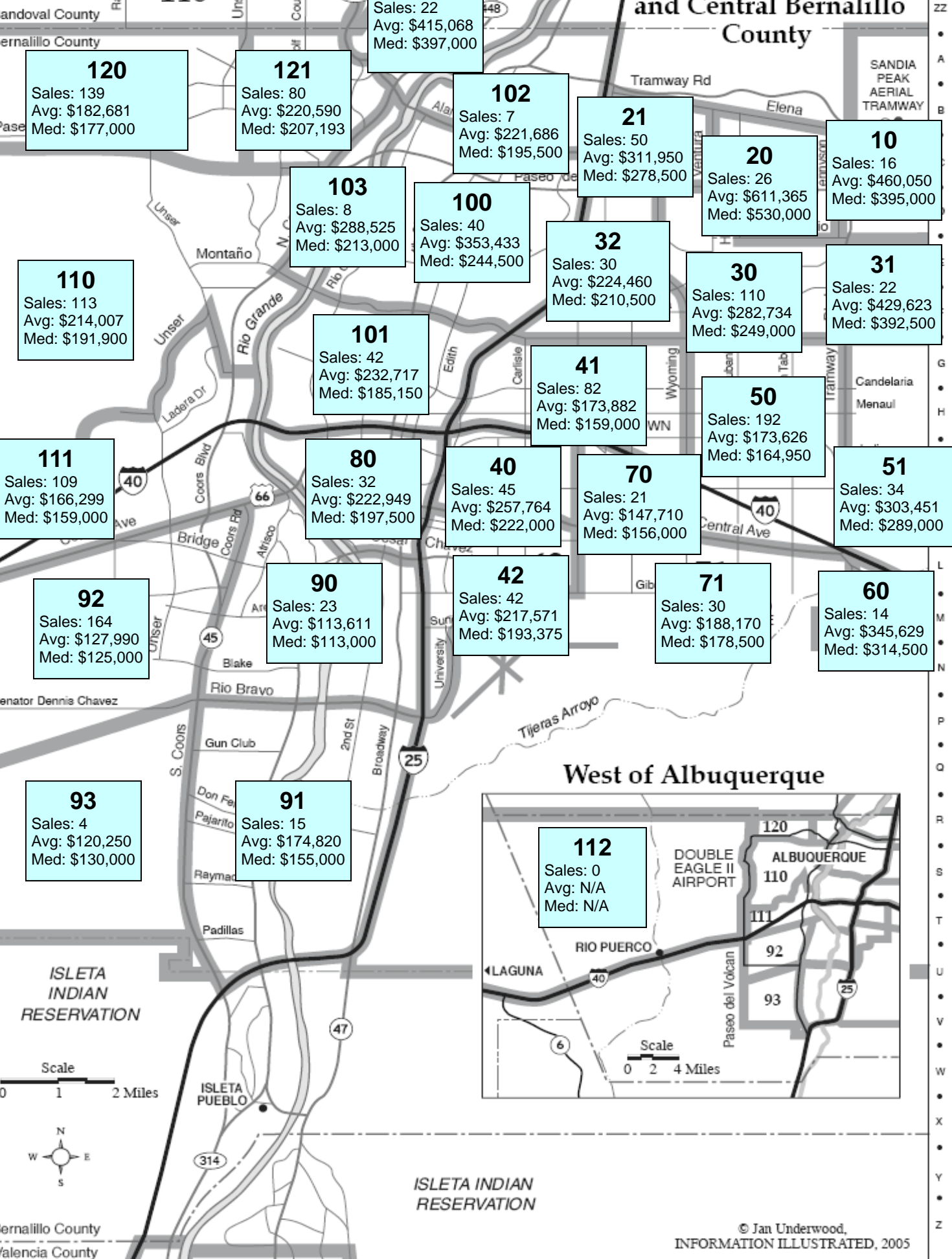
| <b>Class R1</b>       | <b>2009</b> | <b>2008</b> | <b>% of Change</b> |
|-----------------------|-------------|-------------|--------------------|
| Average Sale Price:   | \$190,548   | \$200,115   | -4.78%             |
| Median Sale Price:    | \$169,000   | \$176,022   | -3.99%             |
| Total Sold & Closed:  | 353         | 315         | 12.06%             |
| Total Dollar Volume*: | \$67.3      | \$63.0      | 6.83%              |
| New Listings:         | 669         | 919         | -27.20%            |
| Days on Market:       | 85          | 73          | 16.44%             |

| <b>Class R2</b>       | <b>2009</b> | <b>2008</b> | <b>% of Change</b> |
|-----------------------|-------------|-------------|--------------------|
| Average Sale Price:   | \$136,546   | \$133,384   | 2.37%              |
| Median Sale Price:    | \$134,915   | \$125,000   | 7.93%              |
| Total Sold & Closed:  | 19          | 19          | 0.00%              |
| Total Dollar Volume*: | \$2.6       | \$2.5       | 4.00%              |
| New Listings:         | 50          | 29          | 72.41%             |
| Days on Market:       | 80          | 66          | 21.21%             |

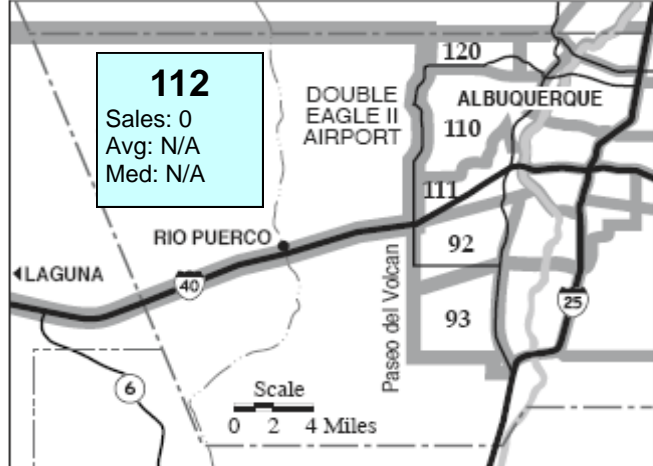
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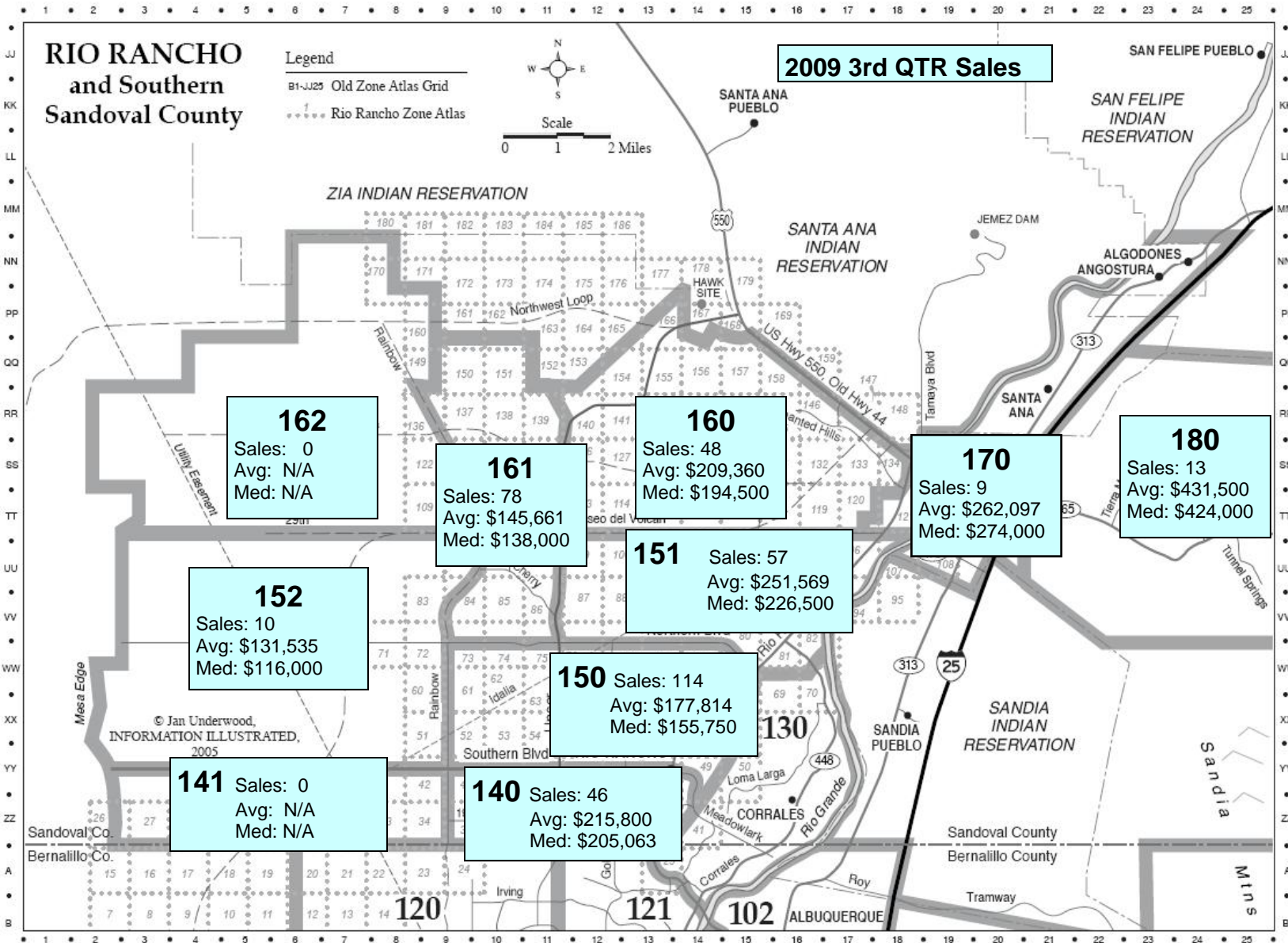
*\*Total Dollar Volume (millions)*

# 2009 3rd QTR Sales



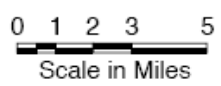
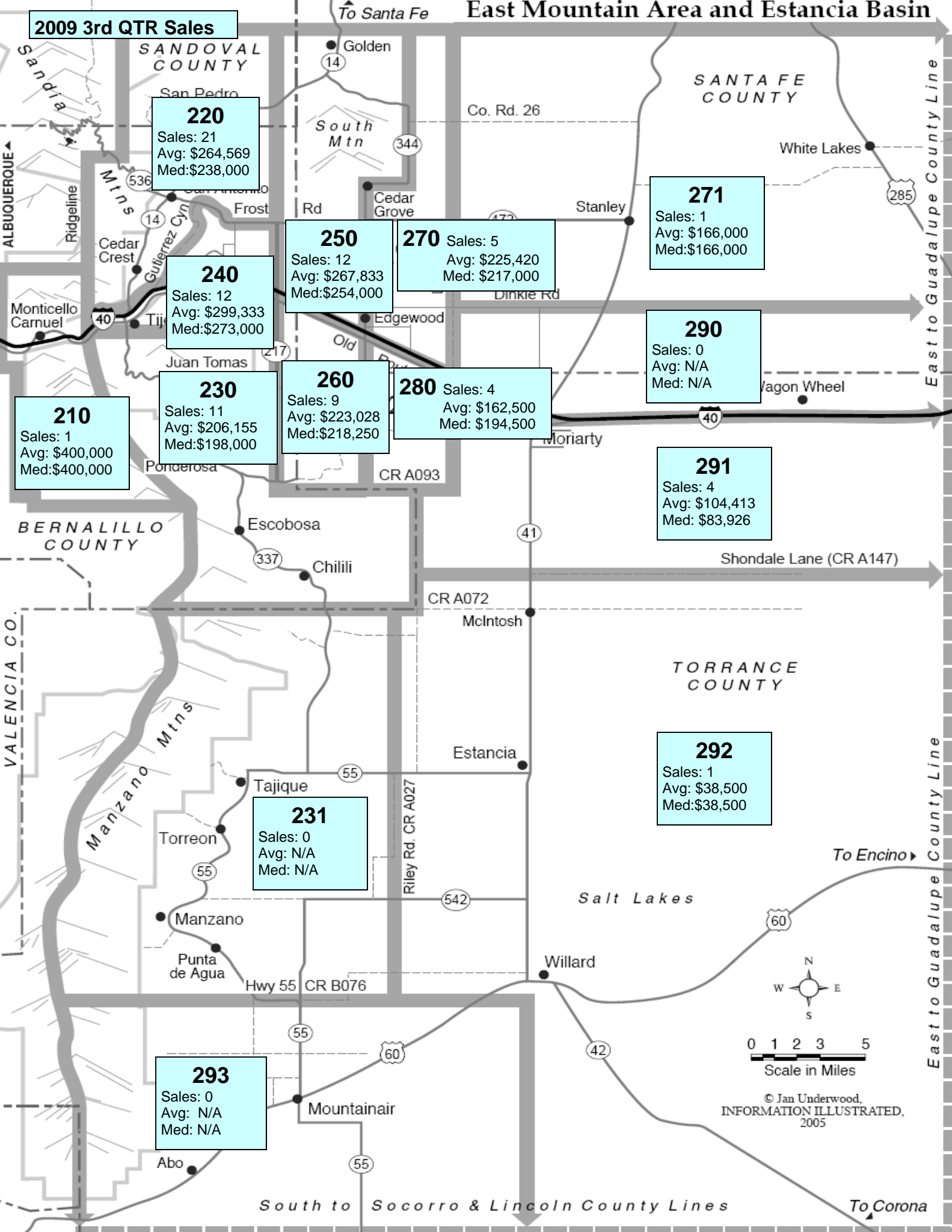
Scale  
0 1 2 Miles





# East Mountain Area and Estancia Basin

## 2009 3rd QTR Sales



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**2009 3rd QTR Sales**

**VALENCIA COUNTY**

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

**700**  
Sales: 19  
Avg: \$163,995  
Med: \$160,000

**710**  
Sales: 11  
Avg: \$278,227  
Med: \$259,000

**701**  
Sales: 16  
Avg: \$180,227  
Med: \$175,500

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

**711**  
Sales: 3  
Avg: \$181,800  
Med: \$199,900

**720**  
Sales: 1  
Avg: \$49,900  
Med: \$49,900

**740**  
Sales: 3  
Avg: \$127,667  
Med: \$135,000

**721**  
Sales: 25  
Avg: \$127,690  
Med: \$129,000

**730**  
Sales: 3  
Avg: \$218,333  
Med: \$240,000

**741**  
Sales: 12  
Avg: \$139,108  
Med: \$113,750

**750**  
Sales: 1  
Avg: \$129,000  
Med: \$129,000

**742**  
Sales: 2  
Avg: \$228,500  
Med: \$228,500

**760**  
Sales: 20  
Avg: \$128,910  
Med: \$127,500

**620**  
NORTH SOCORRO:  
VALENCIA COUNTY LINE  
SOUTH TO RIO SALADO

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

