



4th QTR 2009 MLS in Review

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

Contact: Mark Pando 2009 GAAR President 505-249-0188 mark@gaar.com

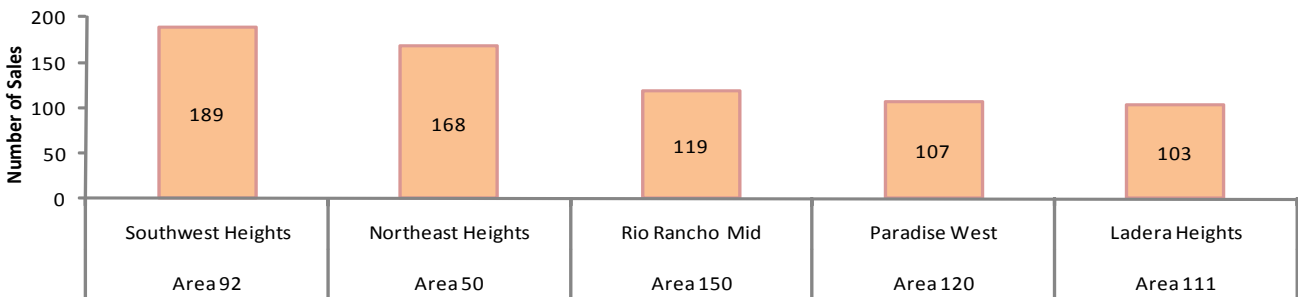
4th QTR 2009 & 2008 RECAP for Greater Albuquerque Area

Class R1 (Existing Single-Family Detached)

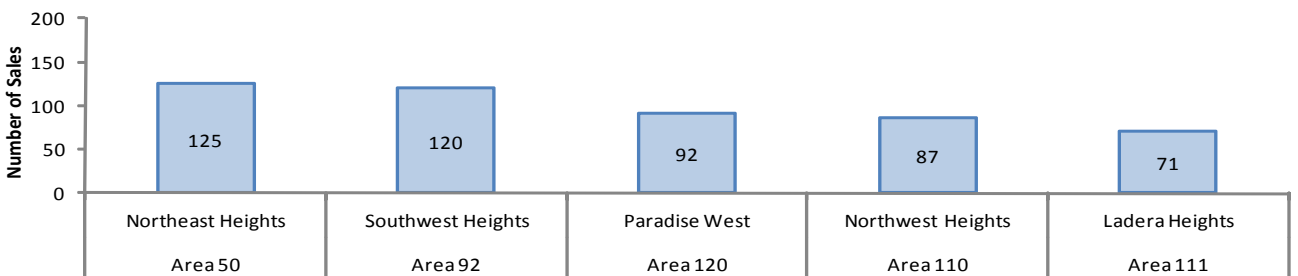
Class R1	2009	2008	% of Change
Average Sale Price:	\$210,842	\$218,878	-3.67%
Median Sale Price:	\$175,000	\$182,500	-4.11%
Total Sold & Closed:	1,982	1,389	42.69%
Total Dollar Volume*:	\$417.9	\$304.0	37.47%
New Listings:	3,314	3,448	-3.89%
Days on Market:	76	75	1.33%

The numbers above reflect the time period between October 1 and December 31 of 2008 and 2009.
*Total Dollar Volume (millions)

Top 5 Selling Areas for 4th QTR 2009 (R1) Sales



Top 5 Selling Areas for 4th QTR 2008 (R1) Sales



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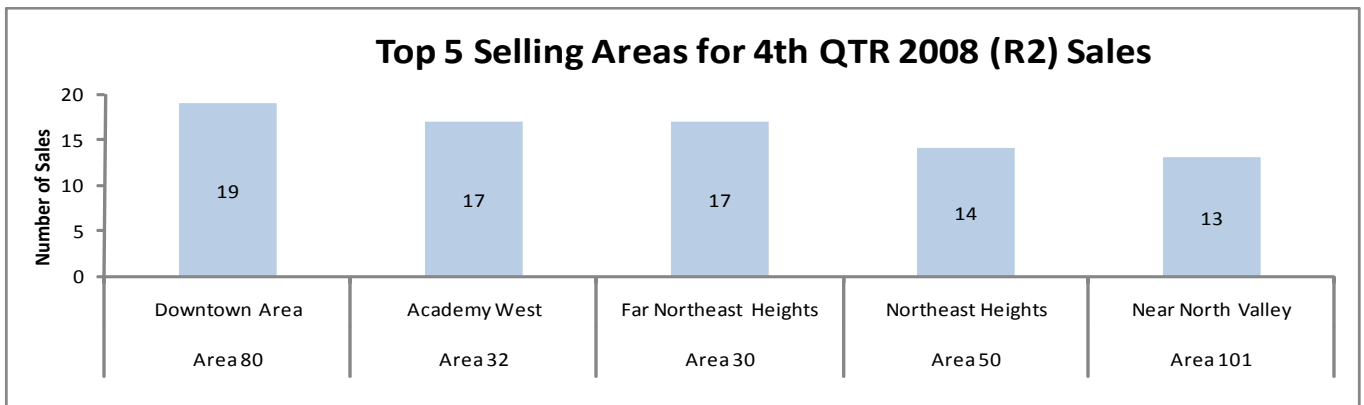
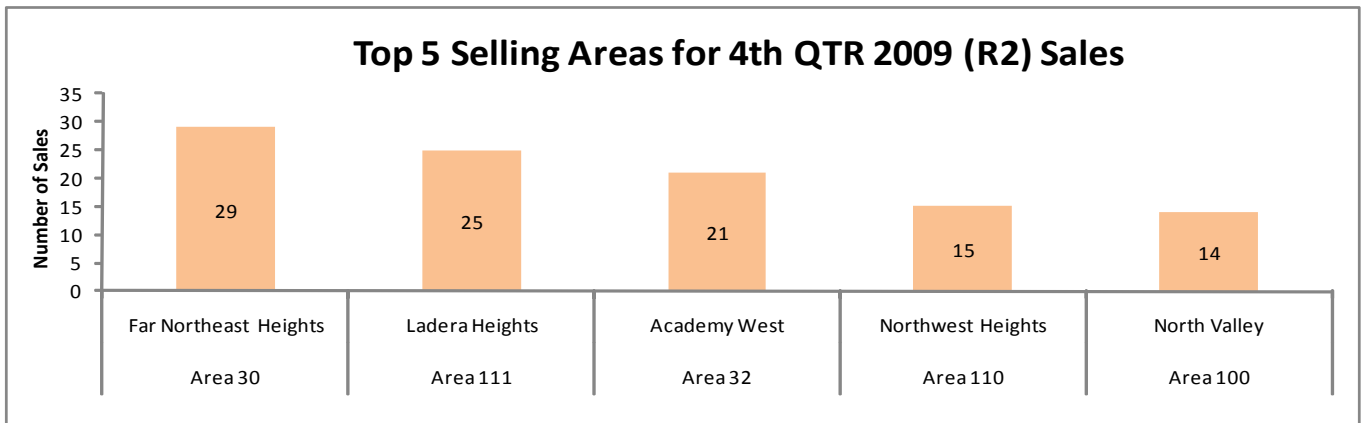
4th QTR 2009 & 2008 RECAP for Greater Albuquerque Area

Class R2 (Existing Condo/Townhome Attached)

Class R2	2009	2008	% of Change
Average Sale Price:	\$149,514	\$165,393	-9.60%
Median Sale Price:	\$139,900	\$159,900	-12.51%
Total Sold & Closed:	209	169	23.67%
Total Dollar Volume*:	\$31.2	\$27.9	11.83%
New Listings:	379	397	-4.53%
Days on Market:	75	79	-5.06%

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**Total Dollar Volume (millions)*



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4th 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:	\$211,805	\$217,161	-2.47%
Median Sale Price:	\$175,000	\$183,000	-4.37%
Total Sold & Closed:	1,334	994	34.21%
Total Dollar Volume*:	\$282.5	\$215.9	30.85%
New Listings:	2,190	2,237	-2.10%
Days on Market:	71	73	-2.74%

Class R2	2009	2008	% of Change
Average Sale Price:	\$153,879	\$169,914	-9.44%
Median Sale Price:	\$142,000	\$162,000	-12.35%
Total Sold & Closed:	187	147	27.21%
Total Dollar Volume*:	\$28.8	\$24.9	15.66%
New Listings:	330	343	-3.79%
Days on Market:	77	79	-2.53%

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**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.

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4th 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:	\$188,756	\$196,338	-3.86%
Median Sale Price:	\$165,000	\$175,000	-5.71%
Total Sold & Closed:	354	227	55.95%
Total Dollar Volume*:	\$66.8	\$44.6	49.78%
New Listings:	558	618	-9.71%
Days on Market:	79	75	5.33%
Class R2	2009	2008	% of Change
Average Sale Price:	\$118,268	\$139,449	-15.19%
Median Sale Price:	\$124,383	\$147,385	-15.61%
Total Sold & Closed:	18	14	28.57%
Total Dollar Volume*:	\$2.1	\$1.9	10.53%
New Listings:	35	30	16.67%
Days on Market:	65	75	-13.33%

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**Total Dollar Volume (millions)*

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4th QTR 2009 & 2008 RECAP for East Mountain/Estancia Basin (Areas 210-293)

Class R1	Class R1 (Existing Single-Family Detached)		
	2009	2008	% of Change
Average Sale Price:	\$229,365	\$284,028	-19.25%
Median Sale Price:	\$210,000	\$230,000	-8.70%
Total Sold & Closed:	102	69	47.83%
Total Dollar Volume*:	\$23.4	\$19.6	19.39%
New Listings:	170	186	-8.60%
Days on Market:	110	75	46.67%

The numbers above reflect the time period between October 1 and December 31 of 2008 and 2009.

**Total Dollar Volume (millions)*

4th QTR 2009 & 2008 RECAP for Valencia County (Areas 690-760)

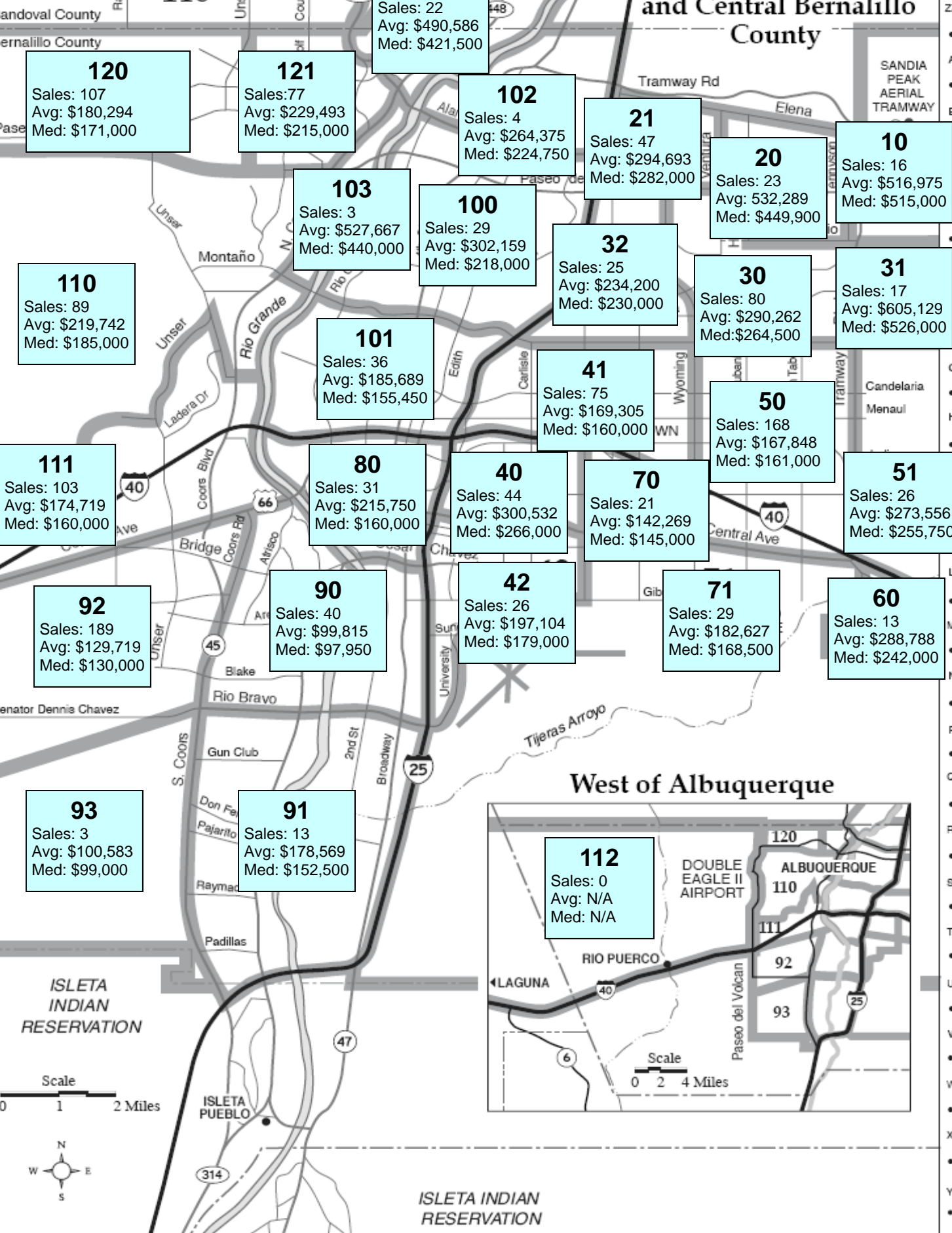
Class R1	Class R1 (Existing Single-Family Detached)		
	2009	2008	% of Change
Average Sale Price:	\$153,805	\$156,659	-1.82%
Median Sale Price:	\$144,950	\$142,500	1.72%
Total Sold & Closed:	134	68	97.06%
Total Dollar Volume*:	\$20.6	\$10.7	92.52%
New Listings:	259	274	-5.47%
Days on Market:	81	93	-12.90%

The numbers above reflect the time period between October 1 and December 31 of 2008 and 2009.

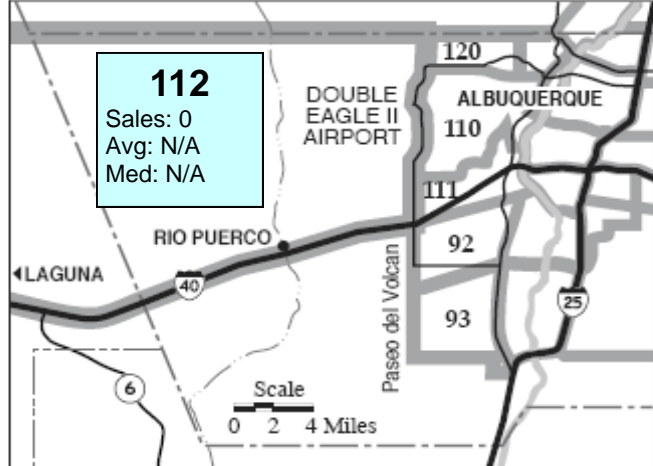
**Total Dollar Volume (millions)*

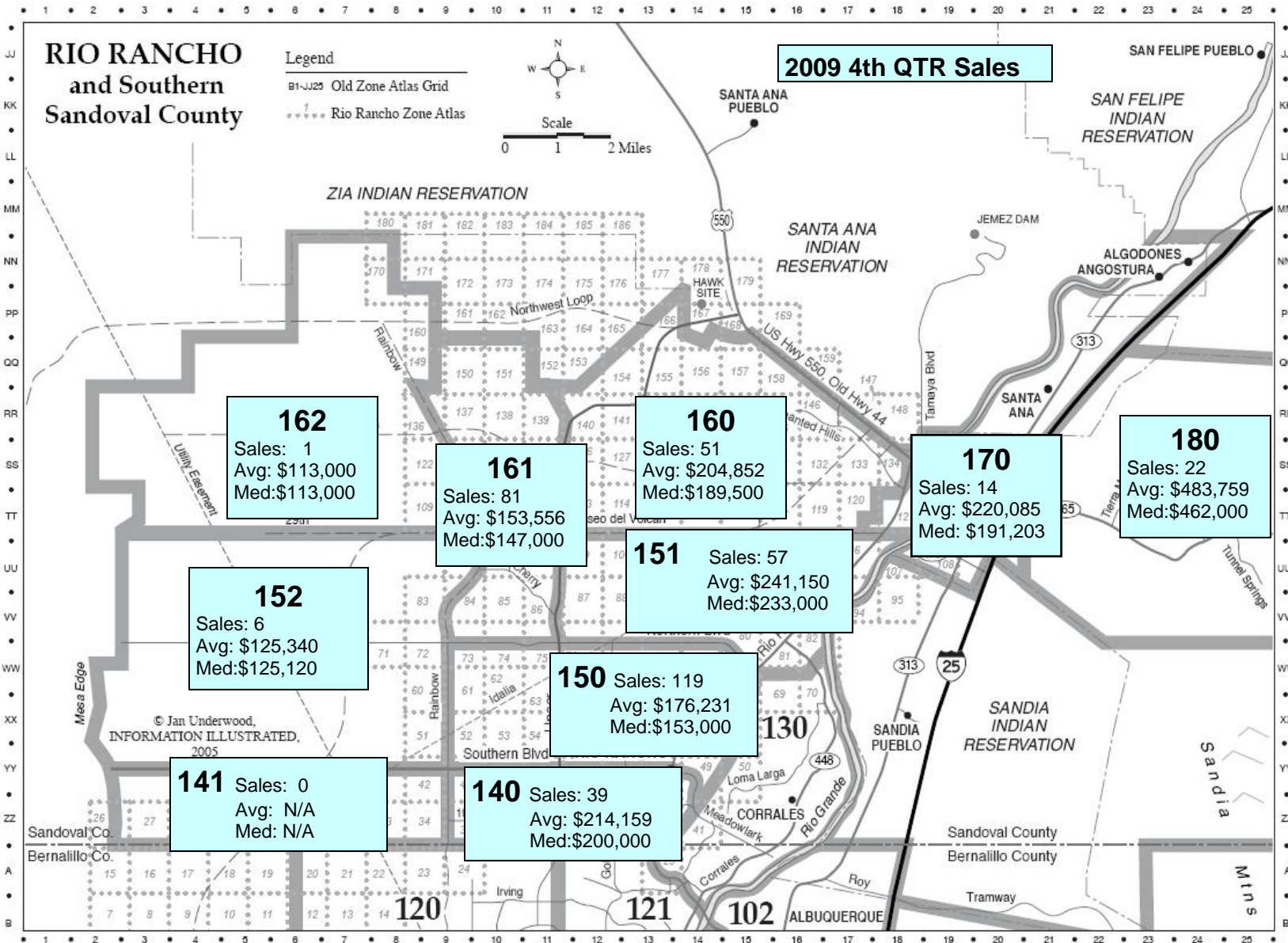
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2009 4th QTR Sales



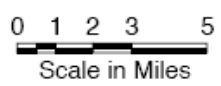
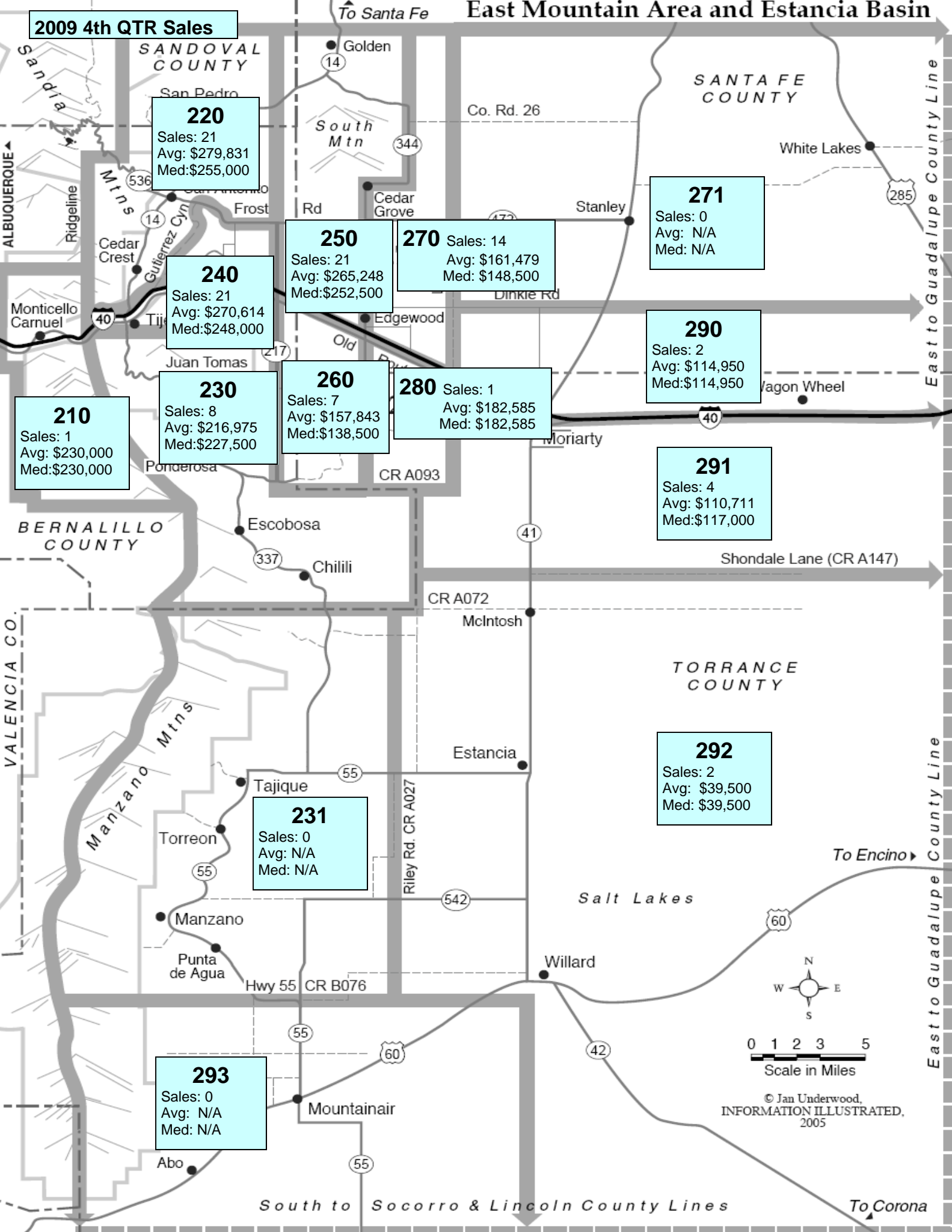
Scale
0 1 2 Miles





East Mountain Area and Estancia Basin

2009 4th QTR Sales



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VALENCIA COUNTY

2009 4th QTR Sales

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 28
Avg: \$179,789
Med: \$177,500

710
Sales: 9
Avg: \$232,587
Med: \$195,900

701
Sales: 19
Avg: \$166,601
Med: \$163,900

720
Sales: 4
Avg: \$89,717
Med: \$88,935

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

711
Sales: 10
Avg: \$203,910
Med: \$210,850

740
Sales: 3
Avg: \$126,667
Med: \$145,000

721
Sales: 26
Avg: \$129,356
Med: \$122,600

730
Sales: 1
Avg: \$110,000
Med: \$110,000

750
Sales: 0
Avg: N/A
Med: N/A

741
Sales: 19
Avg: \$114,268
Med: \$95,000

742
Sales: 0
Avg: N/A
Med: N/A

760
Sales: 15
Avg: \$126,320
Med: \$139,500

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

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