



4th QTR 2008 MLS in Review

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

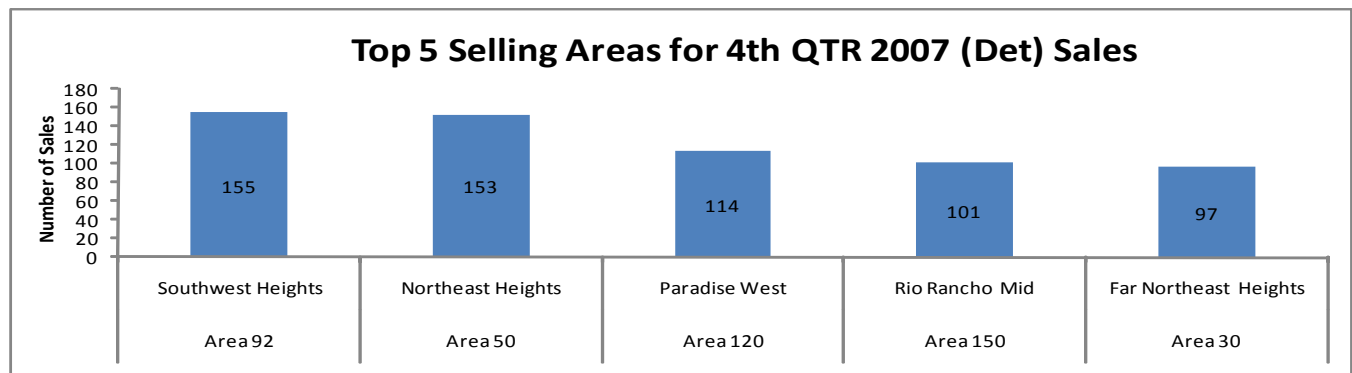
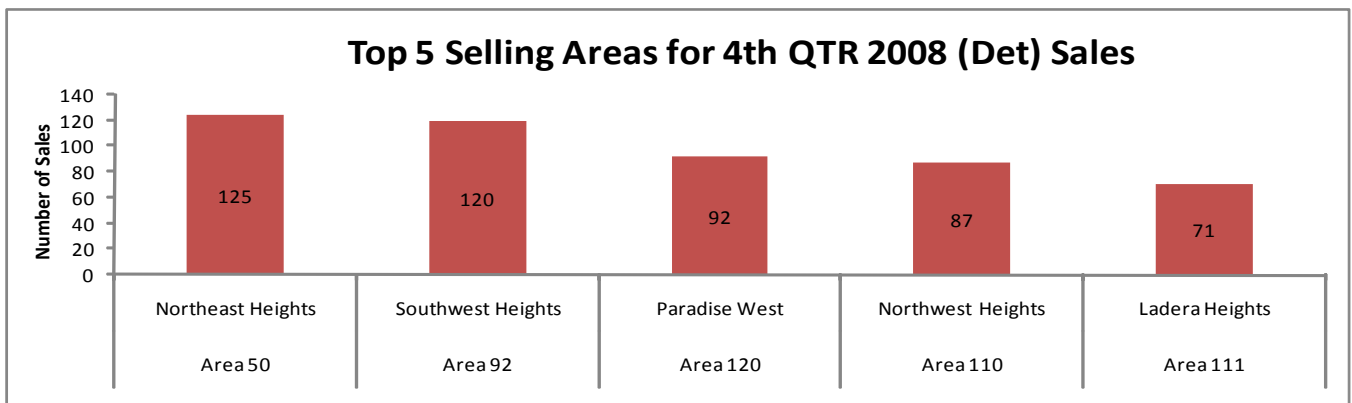
Contact: Don Padilla
2009 Chairman of the Board
505-269-2866 dpadilla@gaar.com

4th QTR 2007 & 2008 RECAP for Greater Albuquerque Area

Class R1 (Existing Single-Family Detached)

Class R1	2007	2008	% of Change
Average Price:	\$240,033	\$218,878	-8.81%
Median Price:	\$195,000	\$182,500	-6.41%
Total Sold & Closed:	1,856	1,389	-25.16%
Total Dollar Volume:	\$445.5	\$304.0	-31.76%
New Listings:	4,830	3,448	-28.61%
Days on Market:	54	75	38.89%

The numbers above reflect the time period between October 1 and December 31 of 2007 and 2008.
Total Dollar Volume is reported in Millions. \$32.1 = \$32,100,000



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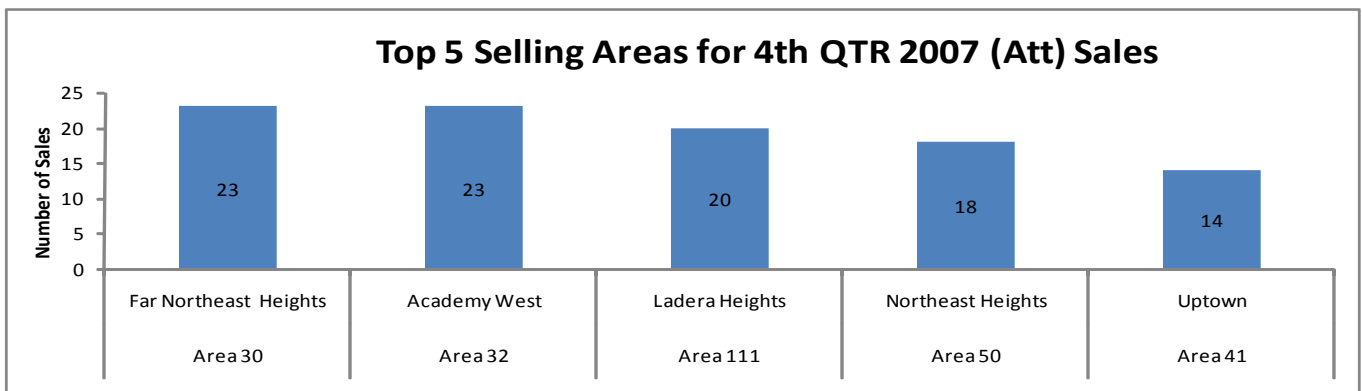
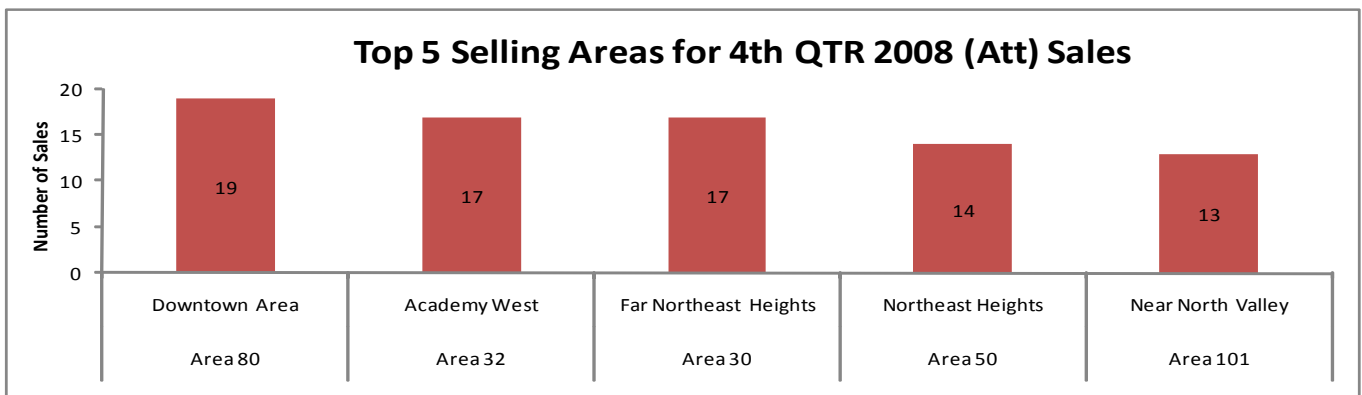
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4th QTR 2007 & 2008 RECAP for Greater Albuquerque Area

Class R2 (Existing Condo/Townhome Attached)

Class R2	2007	2008	% of Change
Average Price:	\$160,155	\$165,393	3.27%
Median Price:	\$146,000	\$159,900	9.52%
Total Sold & Closed:	197	169	-14.21%
Total Dollar Volume:	\$31.6	\$27.9	-11.71%
New Listings:	438	397	-9.36%
Days on Market:	50	79	58.00%

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4th QTR 2007 & 2008 RECAP for Albuquerque (Areas 10-121)

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

Class R1	2007	2008	% of Change
Average Price:	\$241,888	\$217,161	-10.22%
Median Price:	\$194,000	\$183,000	-5.67%
Total Sold & Closed:	1,291	994	-23.01%
Total Dollar Volume:	\$312.3	\$215.9	-30.87%
New Listings:	3,149	2,237	-28.96%
Days on Market:	52	73	40.38%

Class R2	2007	2008	% of Change
Average Price:	\$165,740	\$169,914	2.52%
Median Price:	\$154,000	\$162,000	5.19%
Total Sold & Closed:	171	147	-14.04%
Total Dollar Volume:	\$28.3	\$24.9	-12.01%
New Listings:	381	343	-9.97%
Days on Market:	49	79	61.22%

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4th QTR 2007 & 2008 RECAP for Rio Rancho (Areas 140-162)

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

Class R1	2007	2008	% of Change
Average Price:	\$205,900	\$196,338	-4.64%
Median Price:	\$180,000	\$175,000	-2.78%
Total Sold & Closed:	288	227	-21.18%
Total Dollar Volume:	\$59.3	\$44.6	-24.79%
New Listings:	904	618	-31.64%
Days on Market:	55	75	36.36%

Class R2	2007	2008	% of Change
Average Price:	\$120,557	\$139,449	15.67%
Median Price:	\$113,750	\$147,385	29.57%
Total Sold & Closed:	14	14	0.00%
Total Dollar Volume:	\$1.7	\$1.9	11.76%
New Listings:	37	30	-18.92%
Days on Market:	57	75	31.58%

The numbers above reflect the time period between October 1 and December 31 of 2007 and 2008.

Total Dollar Volume is reported in Millions. \$32.1 = \$32,000,000

2008 4th QTR ABQ Detached

ALBUQUERQUE and Central Bernalillo County

SANDIA PEAK AERIAL TRAMWAY

120
Sales: 92
Avg: \$188,886
Med: \$185,840

121
Sales: 54
Avg: \$218,101
Med: \$209,950

130
Sales: 13
Avg: \$510,992
Med: \$519,900

102
Sales: 3
Avg: \$372,333
Med: \$360,000

21
Sales: 24
Avg: \$369,665
Med: \$298,750

20
Sales: 21
Avg: \$664,871
Med: \$569,000

10
Sales: 5
Avg: \$412,830
Med: \$258,000

103
Sales: 2
Avg: \$702,750
Med: \$702,750

100
Sales: 27
Avg: \$247,083
Med: \$225,000

32
Sales: 17
Avg: \$239,479
Med: \$249,000

30
Sales: 63
Avg: \$285,820
Med: \$269,000

31
Sales: 10
Avg: \$497,640
Med: \$407,450

110
Sales: 87
Avg: \$229,427
Med: \$209,000

101
Sales: 23
Avg: \$191,479
Med: \$157,000

41
Sales: 45
Avg: \$168,318
Med: \$165,000

50
Sales: 125
Avg: \$169,230
Med: \$164,500

111
Sales: 71
Avg: \$168,752
Med: \$160,000

80
Sales: 9
Avg: \$171,389
Med: \$176,000

40
Sales: 43
Avg: \$271,207
Med: \$255,000

70
Sales: 18
Avg: \$152,042
Med: \$153,000

51
Sales: 23
Avg: \$263,873
Med: \$269,986

92
Sales: 120
Avg: \$136,246
Med: \$135,000

90
Sales: 25
Avg: \$117,134
Med: \$115,000

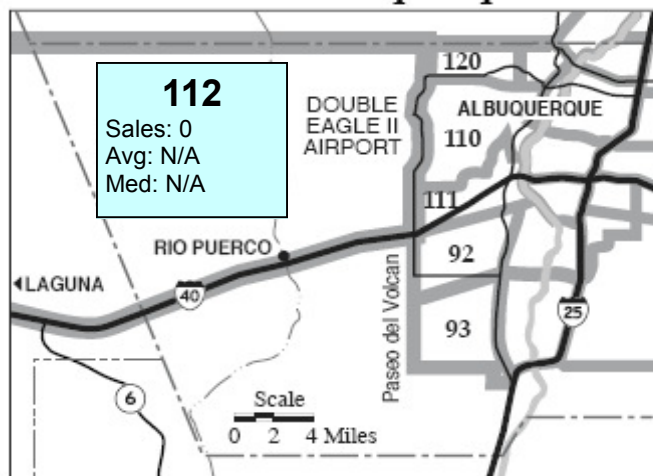
42
Sales: 27
Avg: \$224,563
Med: \$224,000

71
Sales: 28
Avg: \$184,851
Med: \$181,750

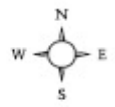
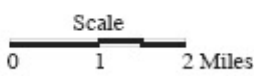
60
Sales: 16
Avg: \$295,998
Med: \$284,950

93
Sales: 2
Avg: \$131,750
Med: \$131,750

91
Sales: 14
Avg: \$211,243
Med: \$198,500



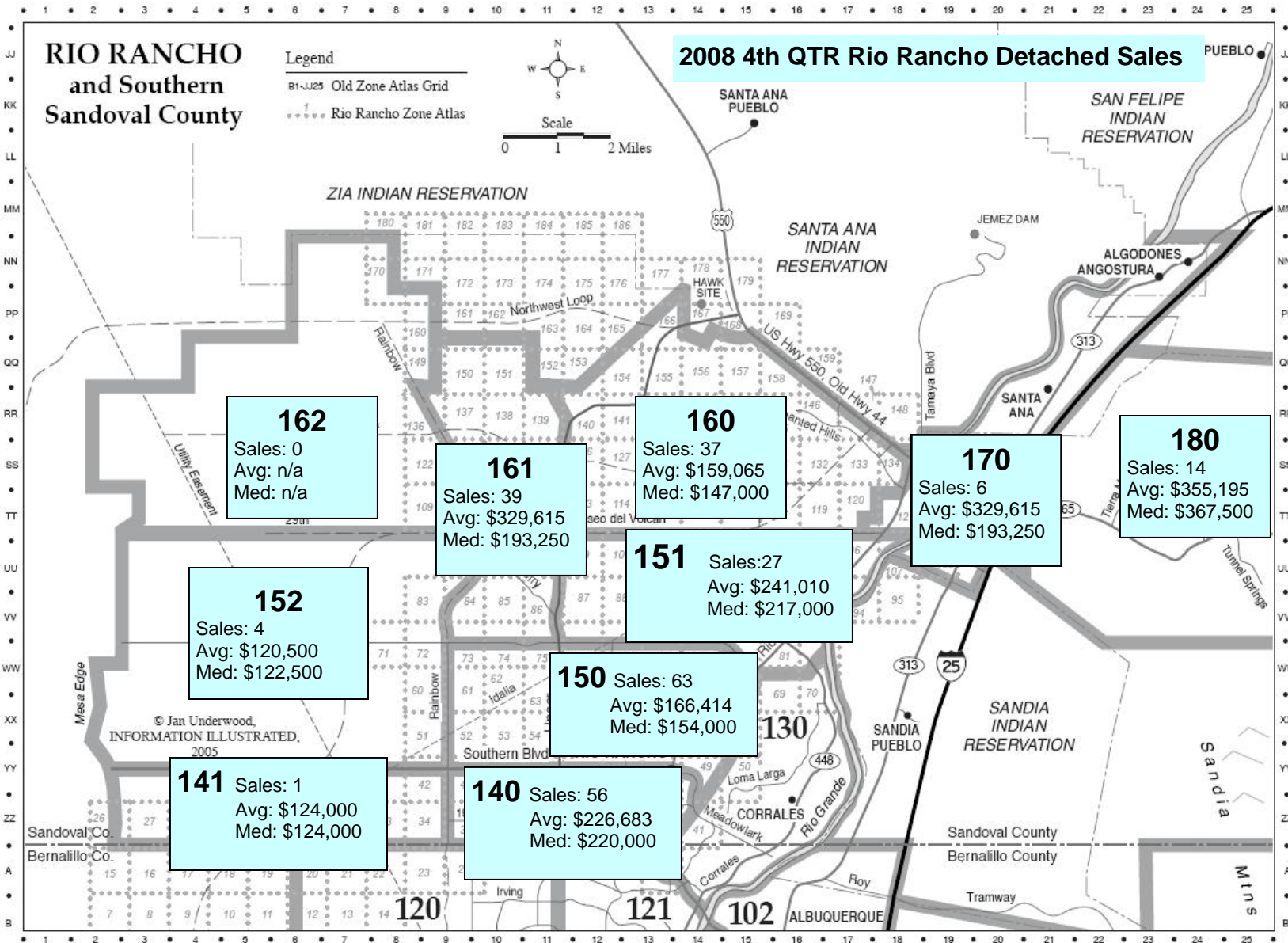
ISLETA INDIAN RESERVATION

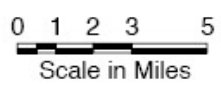
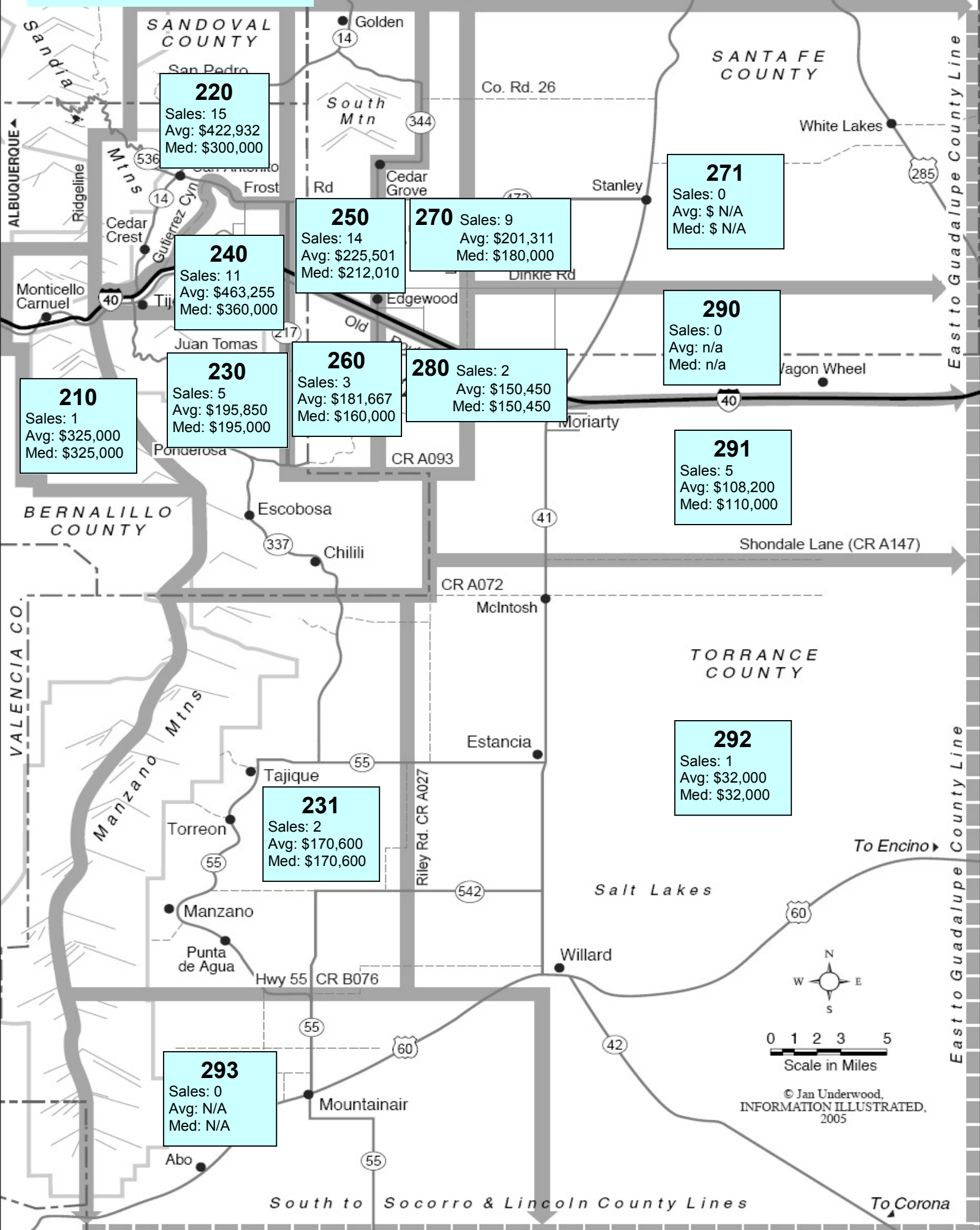


ISLETA PUEBLO

ISLETA INDIAN RESERVATION

Bernalillo County
Valencia County

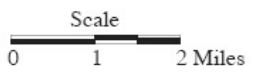
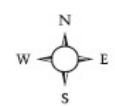
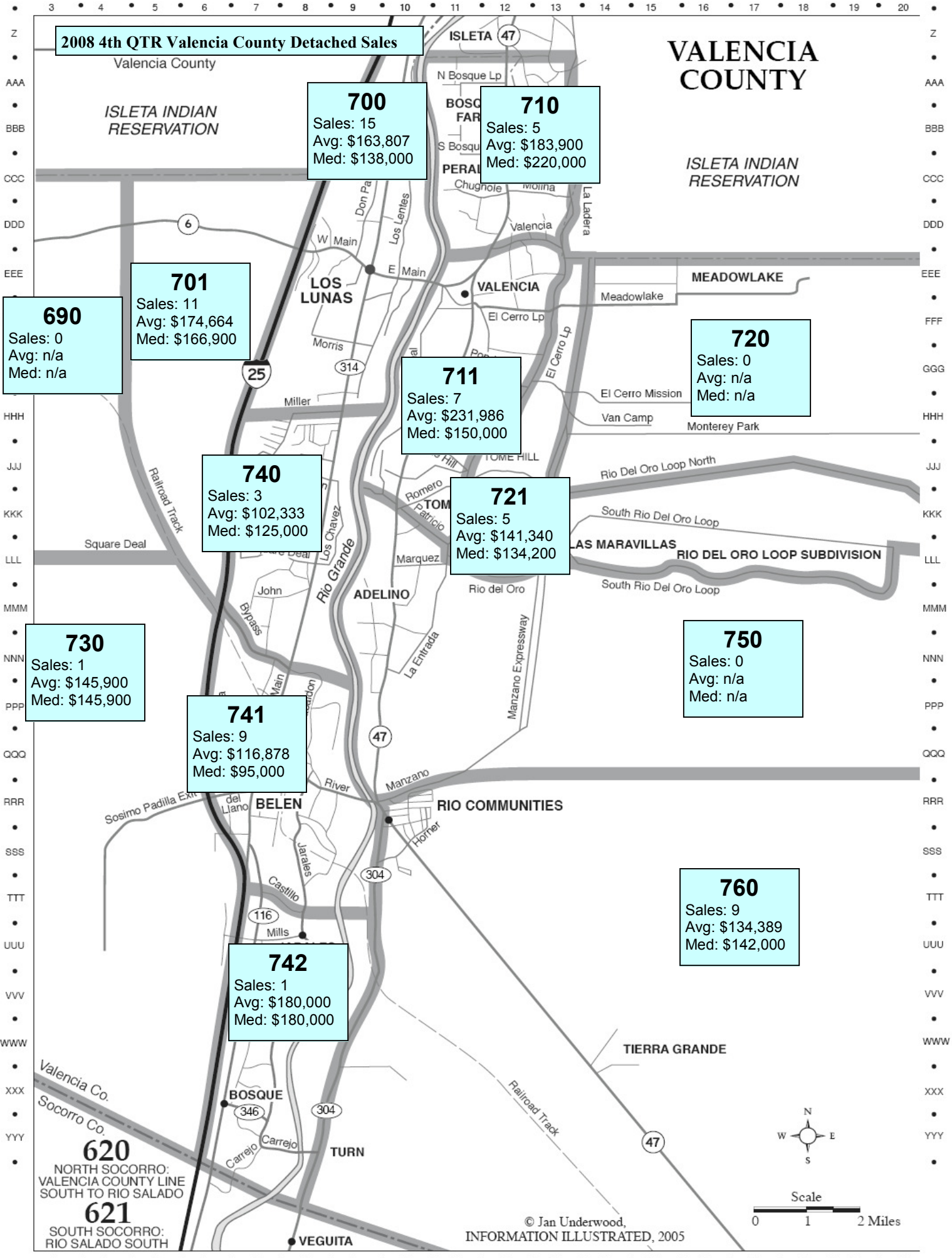




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2008 4th QTR Valencia County Detached Sales

VALENCIA COUNTY



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Valencia County

ISLETA INDIAN RESERVATION

MEADOWLAKE

AS MARAVILLAS RIO DEL ORO LOOP SUBDIVISION

TIERRA GRANDE

Valencia Co.
Socorro Co.

NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

SOUTH SOCORRO:
RIO SALADO SOUTH