



2nd QTR 2008 MLS in Review

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

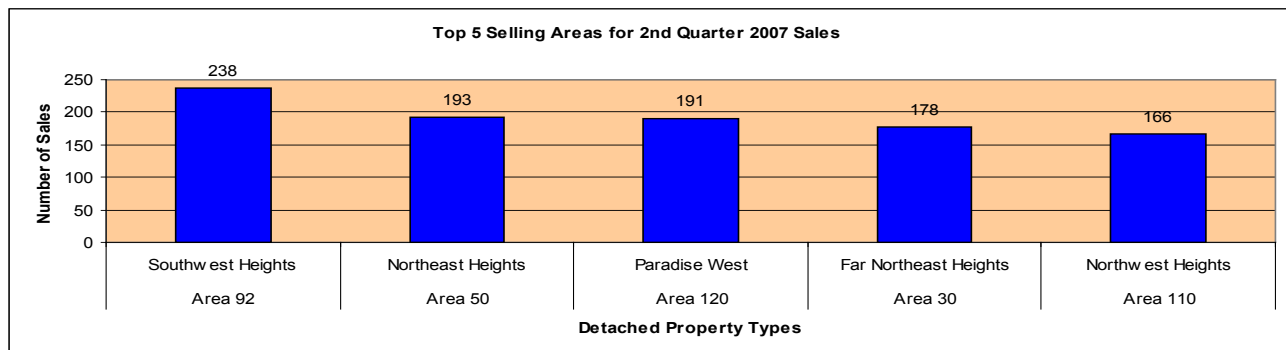
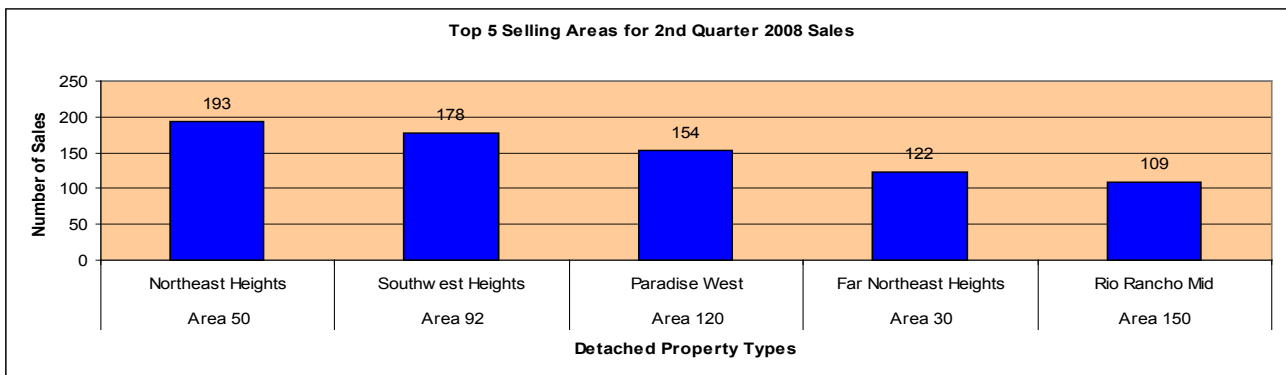
Contact: Cathy M. Olson, CRS
2008 Chairman of the Board
505-263-7995 cathy@gaar.com

2nd QTR 2007 & 2008 RECAP for Greater Albuquerque Area

Class R1 (Existing Single-Family Detached)

Class R1	2008	2007	% of Change
Average Price:	\$240,514	\$248,185	-3.09%
Median Price:	\$199,000	\$200,000	-0.50%
Total Sold & Closed:	2163	2,997	-27.83%
Total Dollar Volume:	\$520.2	\$743.8	-30.06%
New Listings:	5817	7,826	-25.67%
Days on Market:	67	39	71.79%

The numbers above reflect the time period between April 1st and June 30th of 2007 and 2008.





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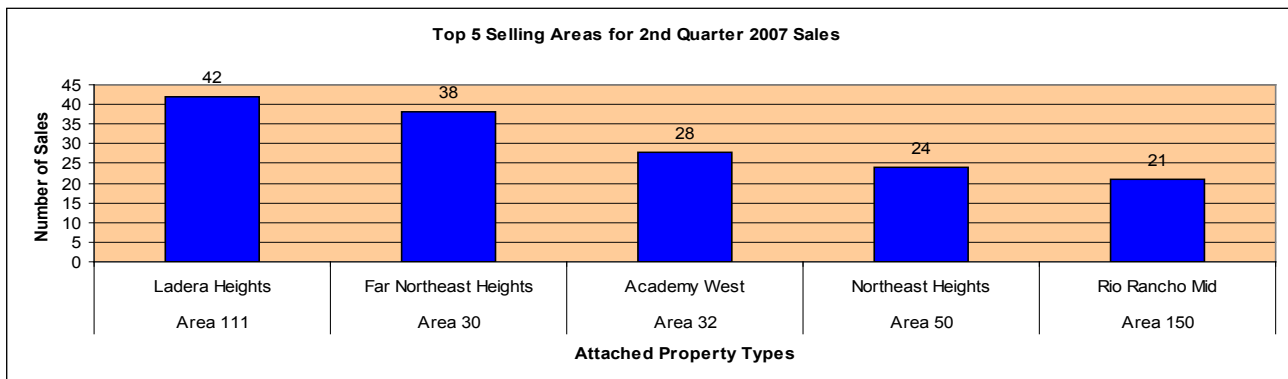
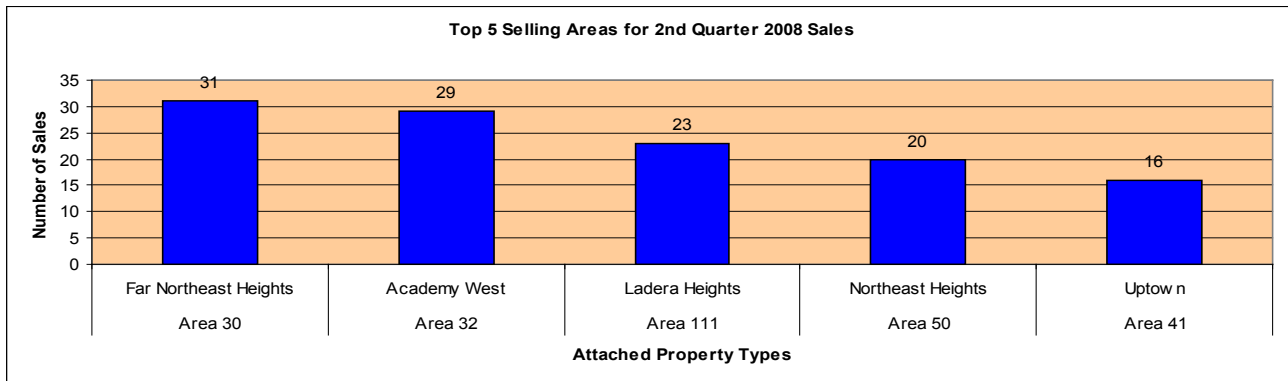
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2nd QTR 2007 & 2008 RECAP for Greater Albuquerque Area

Class R2 (Existing Condo/Townhome Attached)

Class R2	2008	2007	% of Change
Average Price:	\$167,577	\$164,094	2.12%
Median Price:	\$157,000	\$150,000	4.67%
Total Sold & Closed:	240	295	-18.64%
Total Dollar Volume:	\$40.2	\$48.4	-16.94%
New Listings:	590	326	80.98%
Days on Market:	67	26	157.69%

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2nd QTR 2007 & 2008 RECAP for Albuquerque (Areas 10-121)

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

Class R1	2008	2007	% of Change
Average Price:	\$239,188	\$257,017	-6.94%
Median Price:	\$199,000	\$207,000	-3.86%
Total Sold & Closed:	1,574	2,141	-26.48%
Total Dollar Volume:	\$376.5	\$550.3	-31.58%
New Listings:	3,858	5,285	-27.00%
Days on Market:	62	34	82.35%

Class R2	2008	2007	% of Change
Average Price:	\$171,210	\$170,307	0.53%
Median Price:	\$158,000	\$156,000	1.28%
Total Sold & Closed:	217	258	-15.89%
Total Dollar Volume:	\$37.2	\$43.9	-15.26%
New Listings:	517	602	-14.12%
Days on Market:	67	25	168.00%

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2nd QTR 2007 & 2008 RECAP for Rio Rancho (Areas 140-162)

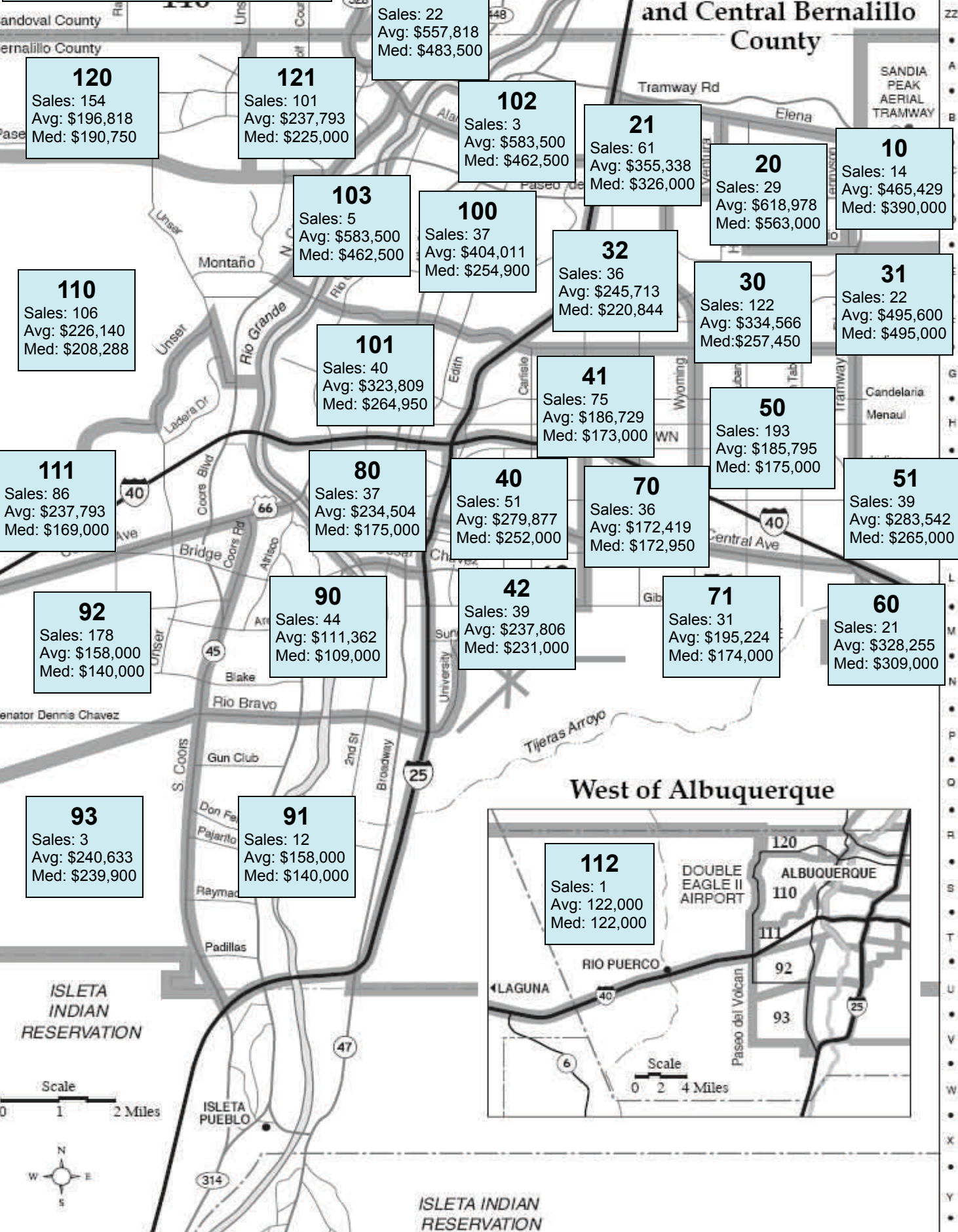
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2008	2007	% of Change
Average Price:	\$211,439	\$206,025	2.63%
Median Price:	\$185,750	\$177,000	4.94%
Total Sold & Closed:	316	465	-32.04%
Total Dollar Volume:	\$66.8	\$95.8	-30.27%
New Listings:	1,008	1,396	-27.79%
Days on Market:	73	42	73.81%

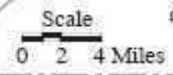
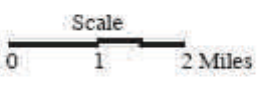
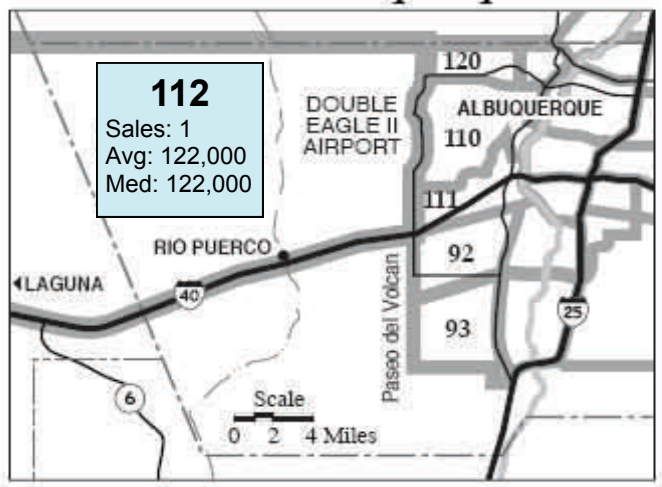
Class R2	2008	2007	% of Change
Average Price:	\$125,454	\$115,373	8.74%
Median Price:	\$123,750	\$112,450	10.05%
Total Sold & Closed:	16	26	-38.46%
Total Dollar Volume:	\$2.0	\$2.9	-30.79%
New Listings:	45	54	-16.67%
Days on Market:	54	21	157.14%

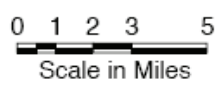
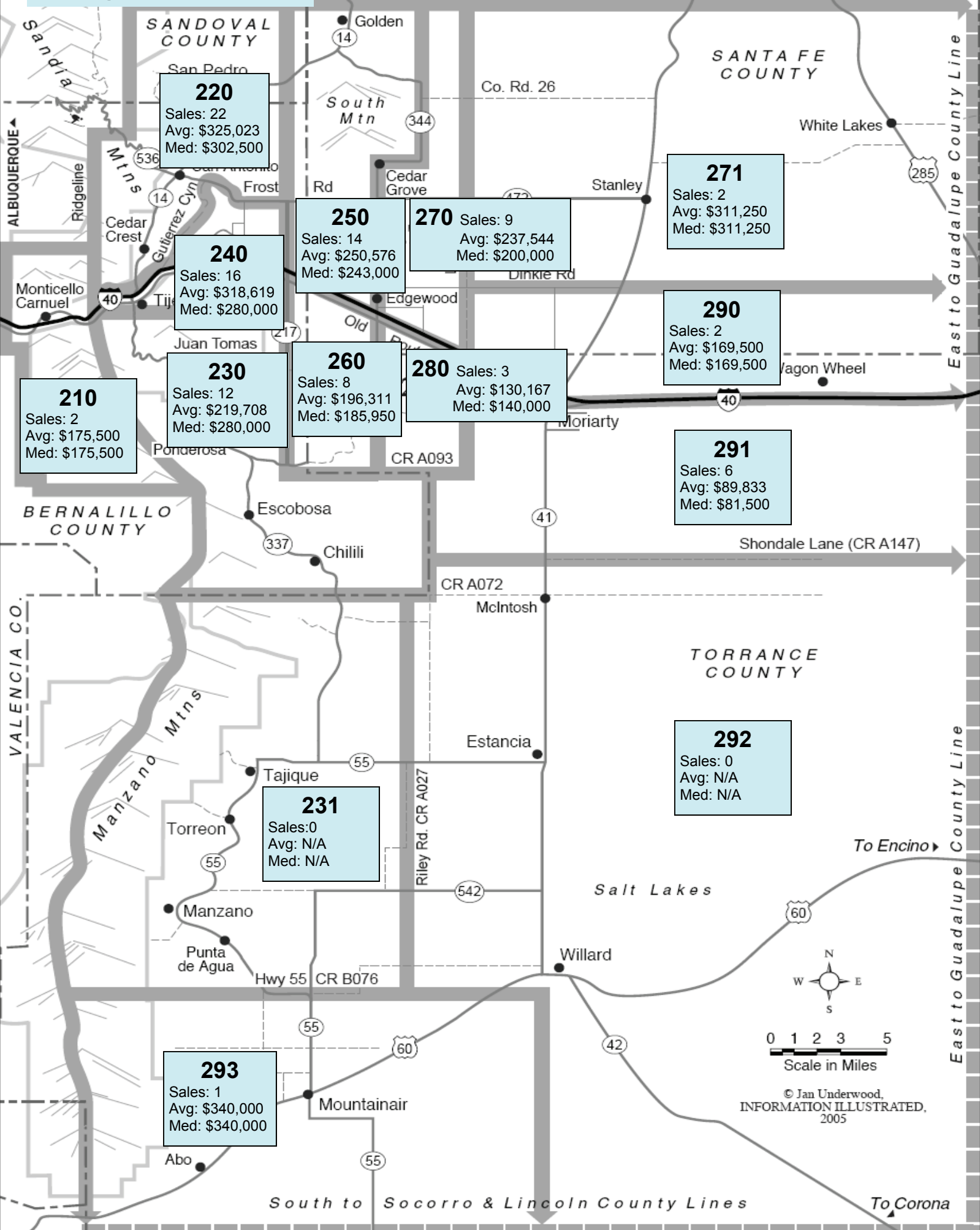
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2008 2nd QTR ABQ Detached

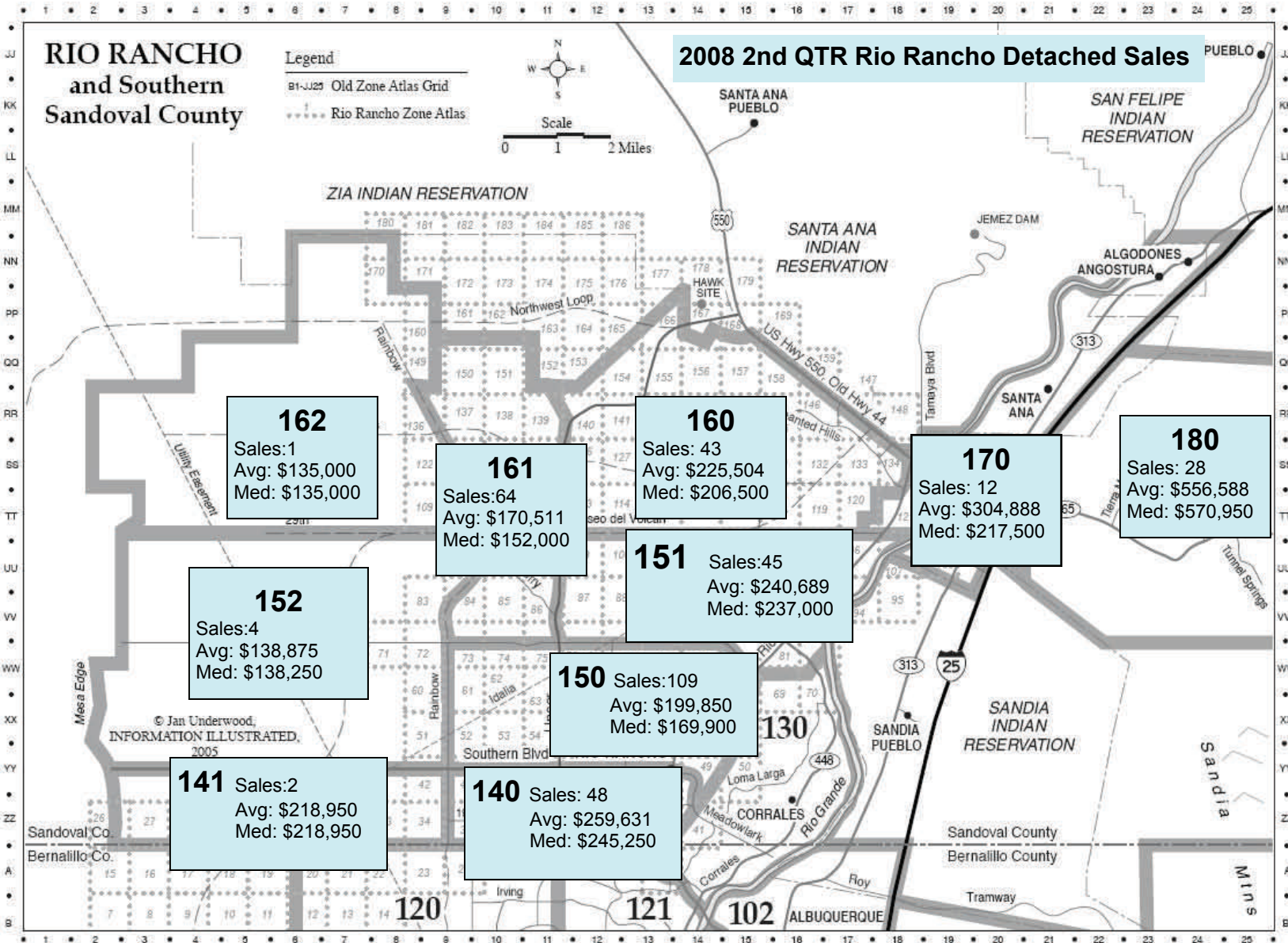


West of Albuquerque





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2008 2nd QTR Valencia County Detached Sales

VALENCIA COUNTY

