



## 3rd QTR 2008 MLS in Review

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

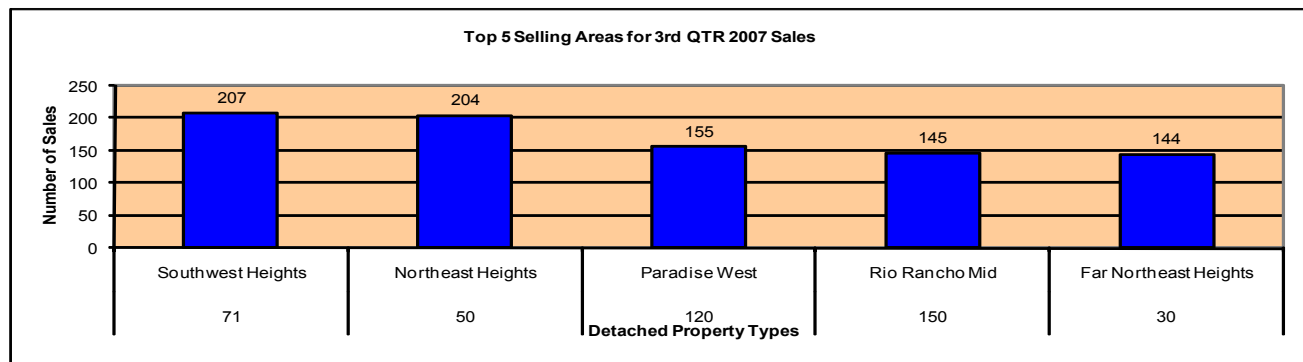
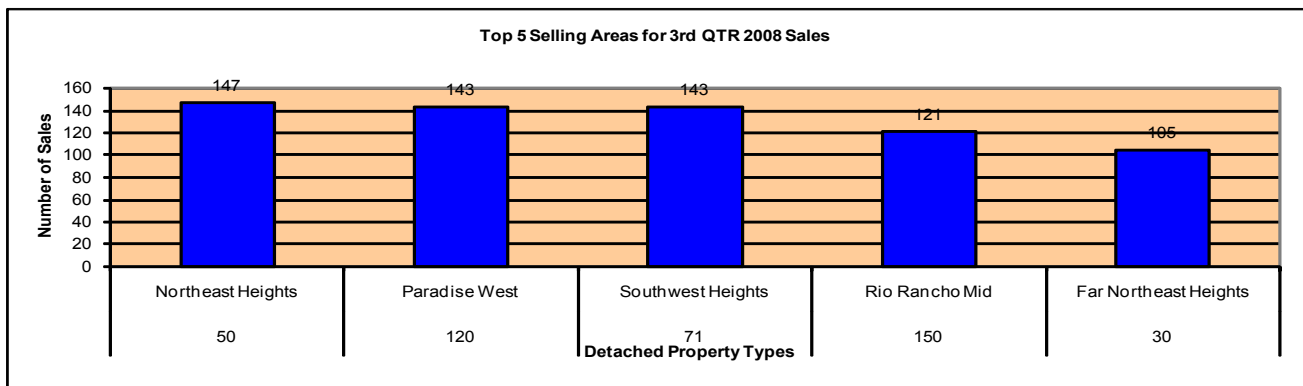
Contact: Cathy M. Olson, CRS  
 2008 Chairman of the Board  
 505-263-7995 cathy@gaar.com

### 3RD QTR 2007 & 2008 RECAP for Greater Albuquerque Area

Class R1 (Existing Single-Family Detached)

Class R1	2007	2008	% of Change
Average Price:	\$246,630	\$235,051	-4.69%
Median Price:	\$204,000	\$193,025	-5.38%
Total Sold & Closed:	2,628	2,008	-23.59%
Total Dollar Volume:	\$648.1	\$471.9	-27.19%
New Listings:	7,439	5,051	-32.10%
Days on Market:	41	71	73.17%

*The numbers above reflect the time period between July 1 and September 30 of 2007 and 2008.  
 Total Dollar Volume is reported in Millions. \$32.1 = \$32,100,000*





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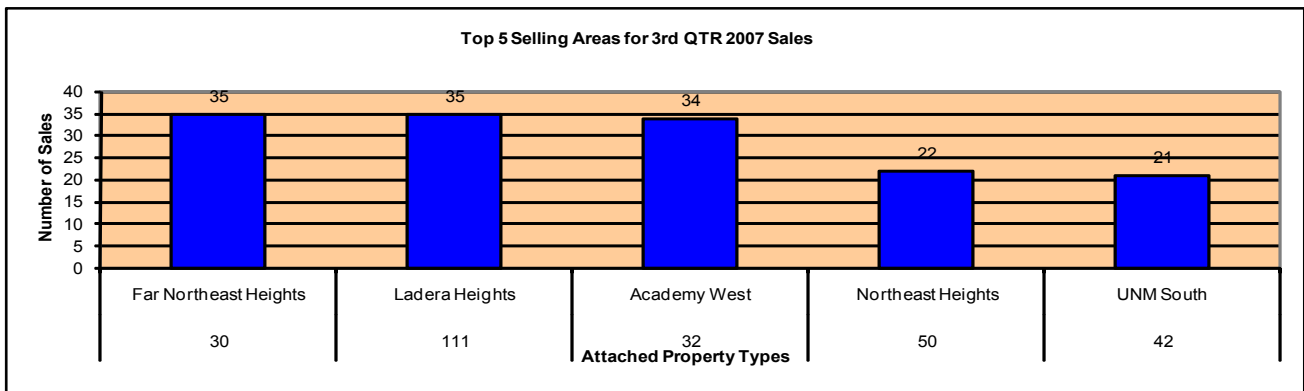
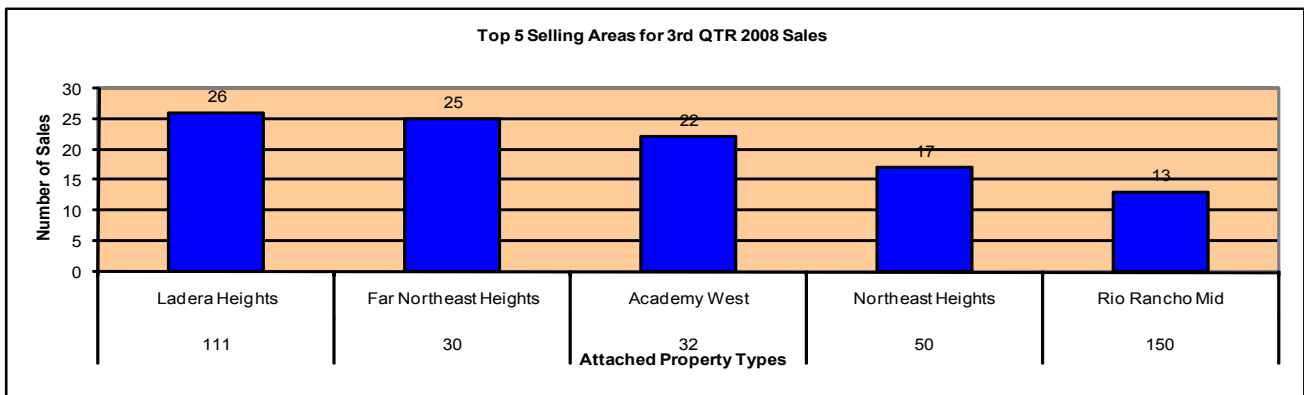
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### 3RD QTR 2007 & 2008 RECAP for Greater Albuquerque Area

Class R2 (Existing Condo/Townhome Attached)

Class R2	2007	2008	% of Change
Average Price:	\$162,870	\$155,119	-4.76%
Median Price:	\$149,000	\$145,000	-2.68%
Total Sold & Closed:	316	207	-34.49%
Total Dollar Volume:	\$51.5	\$32.1	-37.67%
New Listings:	769	502	-34.72%
Days on Market:	31	74	138.71%

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### 3rd QTR 2007 & 2008 RECAP for Albuquerque (Areas 10-121)

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

<b>Class R1</b>	<b>2007</b>	<b>2008</b>	<b>% of Change</b>
Average Price:	\$251,348	\$236,186	-6.03%
Median Price:	\$210,000	\$196,000	-6.67%
Total Sold & Closed:	1,856	1,423	-23.33%
Total Dollar Volume:	\$466.5	\$336.1	-27.95%
New Listings:	4,945	3,281	-33.65%
Days on Market:	36	65	80.56%

<b>Class R2</b>	<b>2007</b>	<b>2008</b>	<b>% of Change</b>
Average Price:	\$166,075	\$159,666	-3.86%
Median Price:	\$154,950	\$149,750	-3.36%
Total Sold & Closed:	272	178	-34.56%
Total Dollar Volume:	\$45.2	\$28.4	-37.17%
New Listings:	685	450	-34.31%
Days on Market:	31	75	141.94%

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### 3rd QTR 2007 & 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>2007</b>	<b>2008</b>	<b>% of Change</b>
Average Price:	\$213,437	\$200,115	-6.24%
Median Price:	\$185,000	\$176,022	-4.85%
Total Sold & Closed:	440	315	-28.41%
Total Dollar Volume:	\$93.9	\$63.0	-32.91%
New Listings:	1,320	919	-30.38%
Days on Market:	45	73	62.22%

<b>Class R2</b>	<b>2007</b>	<b>2008</b>	<b>% of Change</b>
Average Price:	\$128,450	\$133,384	3.84%
Median Price:	\$121,000	\$125,000	3.31%
Total Sold & Closed:	29	19	-34.48%
Total Dollar Volume:	\$3.7	\$2.5	-32.43%
New Listings:	58	29	-50.00%
Days on Market:	26	66	153.85%

*The numbers above reflect the time period between July 1 and September 30 of 2007 and 2008.*

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

# 2008 3rd QTR ABQ Detached

# ALBUQUERQUE and Central Bernalillo County

SANDIA PEAK AERIAL TRAMWAY

**120**  
Sales: 143  
Avg: \$197,737  
Med: \$187,500

**121**  
Sales: 96  
Avg: \$228,105  
Med: \$198,750

**130**  
Sales: 21  
Avg: \$568,762  
Med: \$500,000

**102**  
Sales: 8  
Avg: \$273,119  
Med: \$194,000

**21**  
Sales: 53  
Avg: \$348,768  
Med: \$317,500

**20**  
Sales: 23  
Avg: \$643,563  
Med: \$665,000

**10**  
Sales: 13  
Avg: \$444,762  
Med: \$387,000

**103**  
Sales: 3  
Avg: \$367,333  
Med: \$390,000

**100**  
Sales: 35  
Avg: \$466,298  
Med: \$277,500

**32**  
Sales: 53  
Avg: \$227,705  
Med: \$214,500

**30**  
Sales: 105  
Avg: \$304,118  
Med: \$265,000

**31**  
Sales: 23  
Avg: \$548,130  
Med: \$490,000

**110**  
Sales: 87  
Avg: \$242,816  
Med: \$212,000

**101**  
Sales: 35  
Avg: \$282,011  
Med: \$229,000

**41**  
Sales: 63  
Avg: \$175,628  
Med: \$170,000

**50**  
Sales: 147  
Avg: \$185,237  
Med: \$173,000

**111**  
Sales: 100  
Avg: \$171,206  
Med: \$163,750

**80**  
Sales: 33  
Avg: \$219,763  
Med: \$190,000

**40**  
Sales: 52  
Avg: \$273,439  
Med: \$257,875

**70**  
Sales: 25  
Avg: \$176,307  
Med: \$175,000

**51**  
Sales: 38  
Avg: \$284,947  
Med: \$264,950

**92**  
Sales: 143  
Avg: \$138,206  
Med: \$132,500

**90**  
Sales: 37  
Avg: \$128,465  
Med: \$107,900

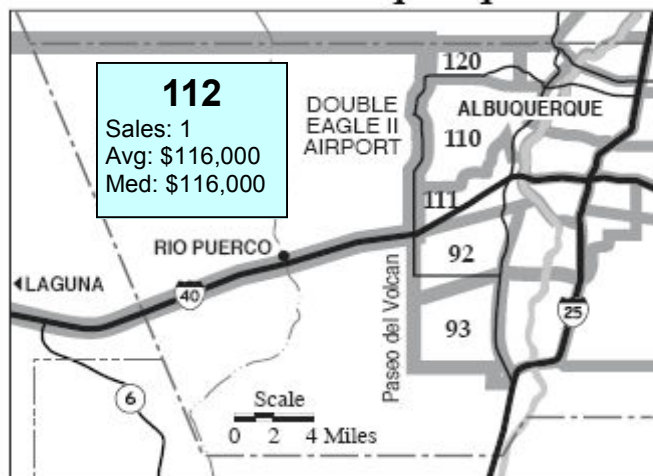
**42**  
Sales: 48  
Avg: \$217,942  
Med: \$206,450

**71**  
Sales: 35  
Avg: \$192,960  
Med: \$180,000

**60**  
Sales: 10  
Avg: \$341,800  
Med: \$333,500

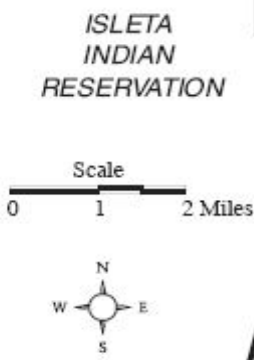
**93**  
Sales: 4  
Avg: \$168,725  
Med: \$142,000

**91**  
Sales: 10  
Avg: \$157,650  
Med: \$145,000



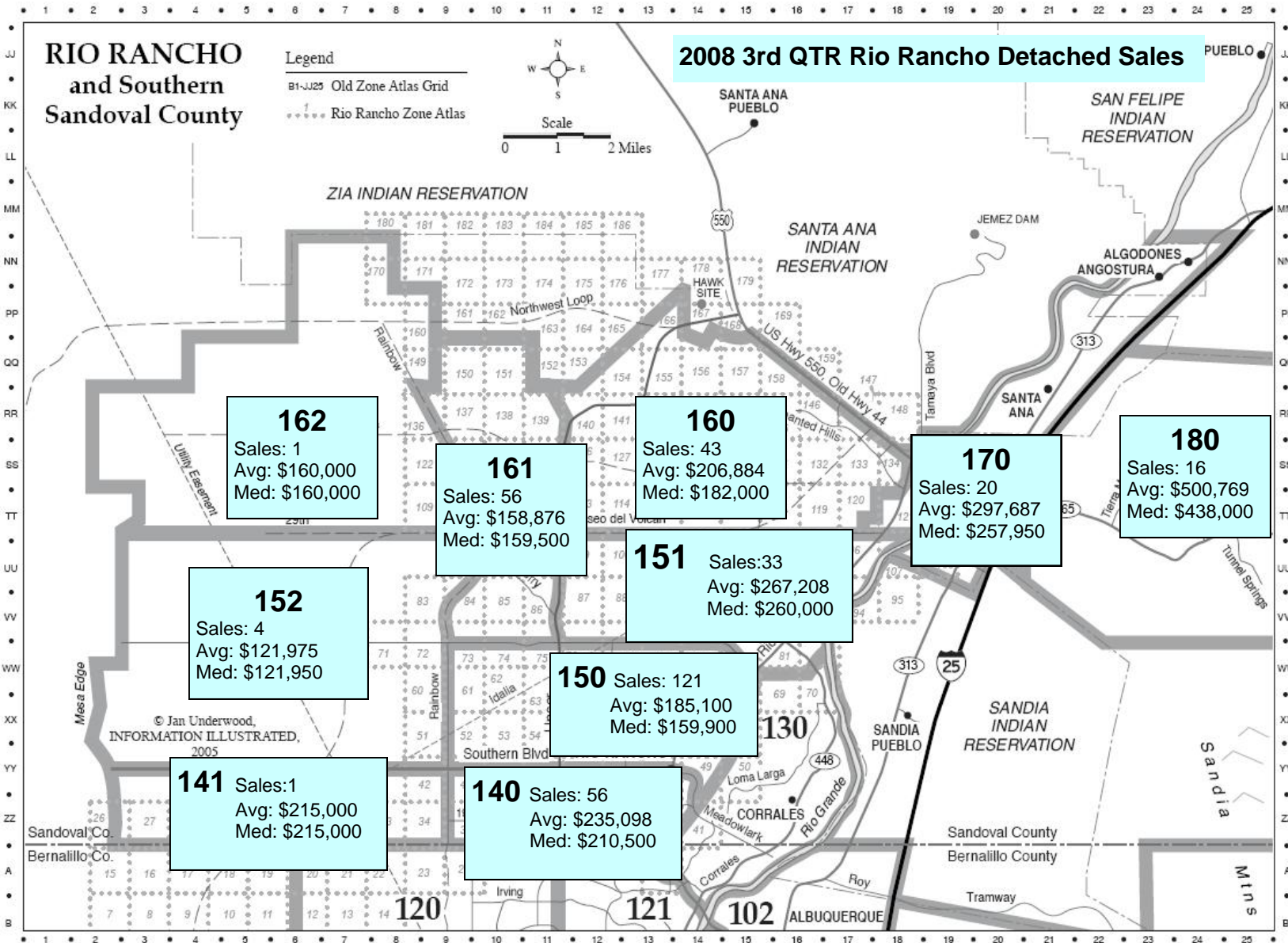
**112**  
Sales: 1  
Avg: \$116,000  
Med: \$116,000

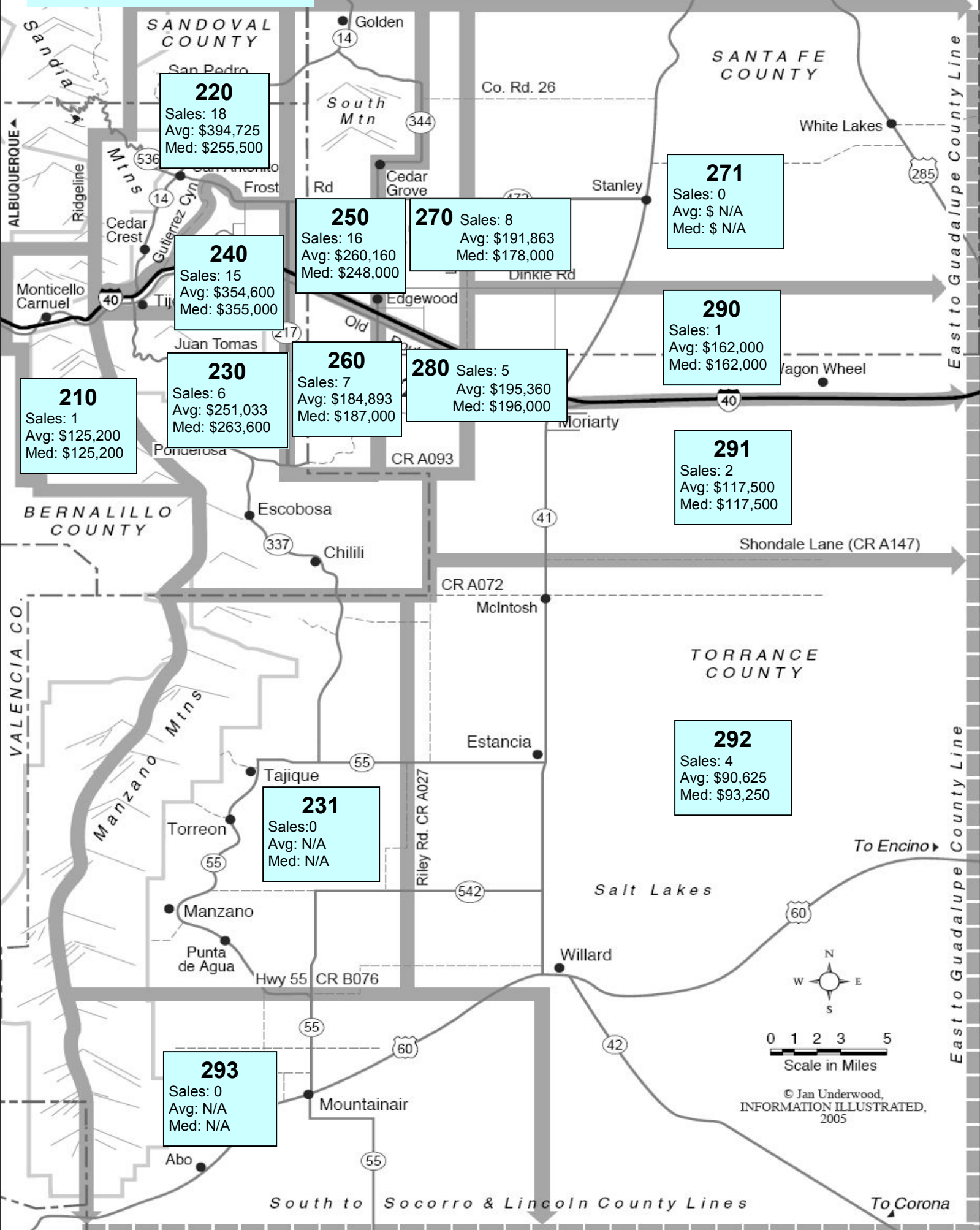
**120**  
**110**  
**111**  
**92**  
**93**



ISLETA INDIAN RESERVATION



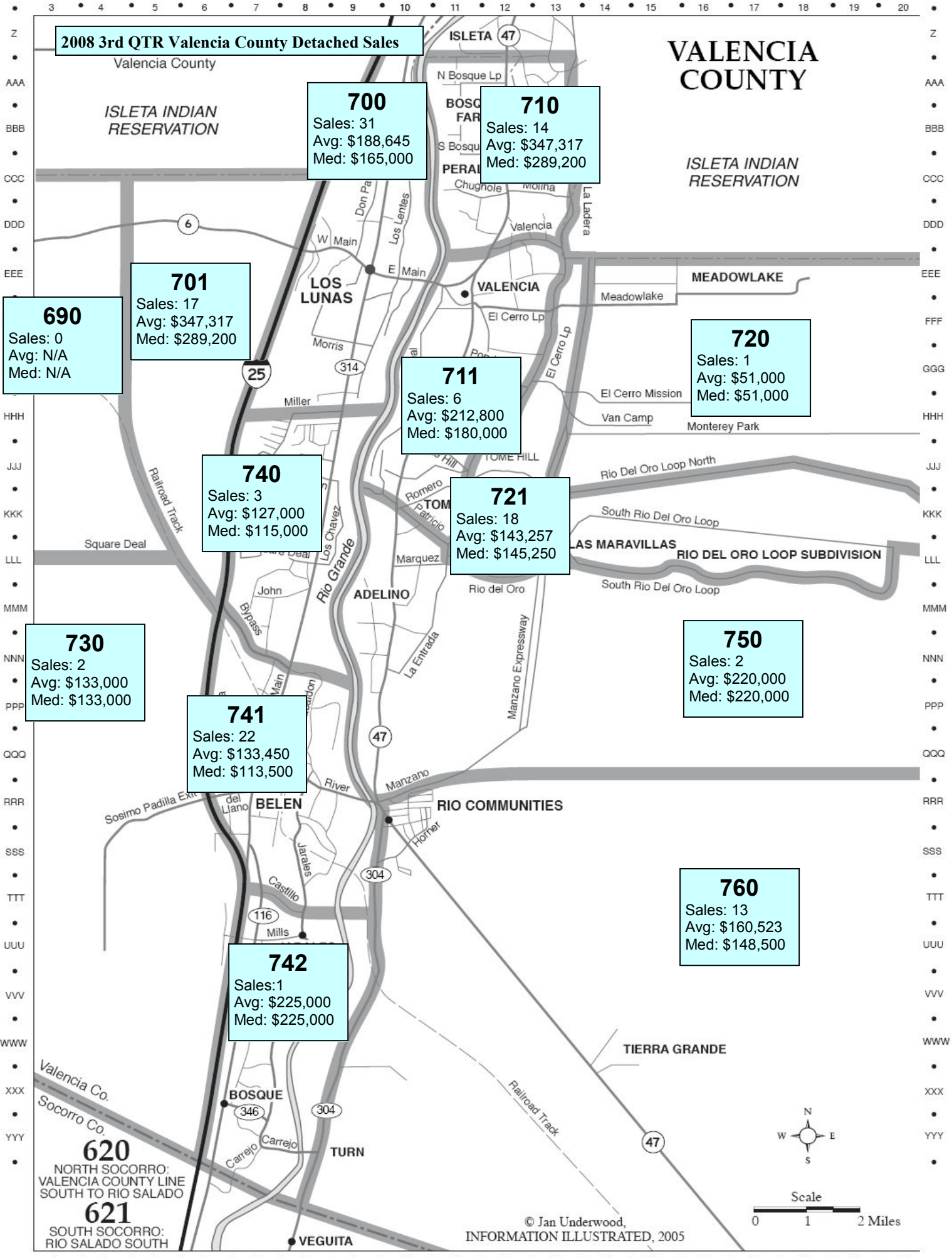




Scale in Miles
   
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 2005

**2008 3rd QTR Valencia County Detached Sales**

**VALENCIA COUNTY**



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

**621**  
SOUTH SOCORRO:  
RIO SALADO SOUTH

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INFORMATION ILLUSTRATED, 2005

