

Quarterly market

REPORT

2nd QTR 2012

Quarterly Highlights

- 2nd Quarter 2012 saw improvements in the average sale price (+4.73%) and median sale price (+5.15%) when compared to the 2nd Quarter 2011.
- Single-family detached home sales increased 8.15% from 2nd Quarter 2011.

New Listings	Closed Sales	Average Sale \$
Detached: 3,988 Attached: 369	Detached: 2,071 Attached: 193	Detached: \$209,780 Attached: \$140,359
2nd QTR 2011 Detached: 4,180 Attached: 410	2nd QTR 2011 Detached: 1,915 Attached: 157	2nd QTR 2011 Detached: \$200,314 Attached: \$139,419
% Change (Detached) -4.59%	% Change (Detached) +8.15%	% Change (Detached) +4.73%



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2nd QTR 2012 & 2011 RECAP for Greater Albuquerque Areas

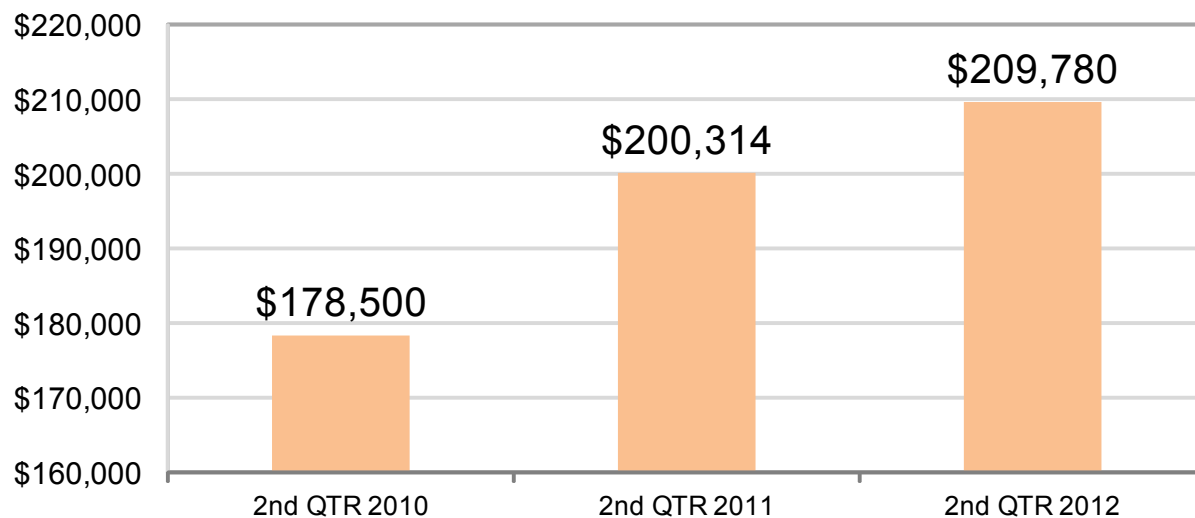
Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

Class R1	2012	2011	% of Change
Average Sale Price:	\$209,780	\$200,314	4.73%
Median Sale Price:	\$173,500	\$165,000	5.15%
Total Sold & Closed:	2,071	1,915	8.15%
Total Dollar Volume*:	\$434.5	\$383.6	13.27%
New Listings:	3,988	4,180	-4.59%
Days on Market:	81	83	-2.41%

Class R2	2012	2011	% of Change
Average Sale Price:	\$140,359	\$139,419	0.67%
Median Sale Price:	\$135,000	\$135,000	0.00%
Total Sold & Closed:	193	157	22.93%
Total Dollar Volume*:	\$27.1	\$21.9	23.74%
New Listings:	369	410	-10.00%
Days on Market:	86	87	-1.15%

The numbers above reflect the time period between April 1 and June 30 of 2011 and 2012.

Average Sale Price for single-family detached homes



SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

2nd QTR 2012 & 2011 RECAP for Albuquerque (Areas 10-121)

Class R1	2012	2011	% of Change
Average Sale Price:	\$208,972	\$204,692	2.09%
Median Sale Price:	\$172,000	\$168,000	2.38%
Total Sold & Closed:	1,445	1,330	8.65%
Total Dollar Volume*:	\$302.0	\$272.2	10.95%
New Listings:	2,674	2,777	-3.71%
Days on Market:	73	80	-8.75%

Class R2	2012	2011	% of Change
Average Sale Price:	\$143,093	\$143,839	-0.52%
Median Sale Price:	\$139,250	\$136,580	1.95%
Total Sold & Closed:	170	134	26.87%
Total Dollar Volume*:	\$24.3	\$19.3	25.91%
New Listings:	323	341	-5.28%
Days on Market:	82	92	-10.87%

2nd QTR 2012 & 2011 RECAP for Rio Rancho (Areas 140-162)

Class R1	2012	2011	% of Change
Average Sale Price:	\$190,005	\$175,641	8.18%
Median Sale Price:	\$169,214	\$155,000	9.17%
Total Sold & Closed:	357	353	1.13%
Total Dollar Volume*:	\$67.8	\$62.0	9.35%
New Listings:	603	655	-7.94%
Days on Market:	86	78	10.26%

Class R2	2012	2011	% of Change
Average Sale Price:	\$118,308	\$119,708	-1.17%
Median Sale Price:	\$125,500	\$116,950	7.31%
Total Sold & Closed:	12	14	-14.29%
Total Dollar Volume*:	\$1.4	\$1.7	-17.65%
New Listings:	23	42	-45.24%
Days on Market:	130	52	150.00%

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2nd QTR 2012 & 2011 RECAP for East Mountains (Areas 210-293)

Class R1	2012	2011	% of Change
Average Sale Price:	\$247,648	\$227,103	9.05%
Median Sale Price:	\$228,075	\$193,700	17.75%
Total Sold & Closed:	91	77	18.18%
Total Dollar Volume*:	\$22.5	\$17.5	28.57%
New Listings:	273	274	-0.36%
Days on Market:	121	103	17.48%

2nd QTR 2012 & 2011 RECAP for Valencia County (Areas 690-760)

Class R1	2012	2011	% of Change
Average Sale Price:	\$133,968	\$130,109	2.97%
Median Sale Price:	\$128,750	\$125,000	3.00%
Total Sold & Closed:	102	101	0.99%
Total Dollar Volume*:	\$13.7	\$13.1	4.58%
New Listings:	264	263	0.38%
Days on Market:	111	103	7.77%

The numbers above reflect the time period between April 1 and June 30 of 2011 and 2012.

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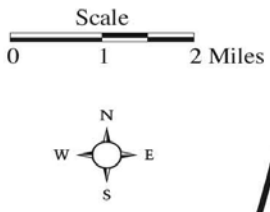
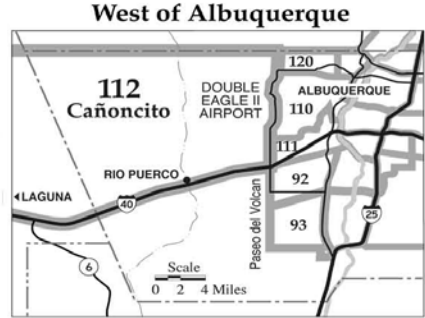
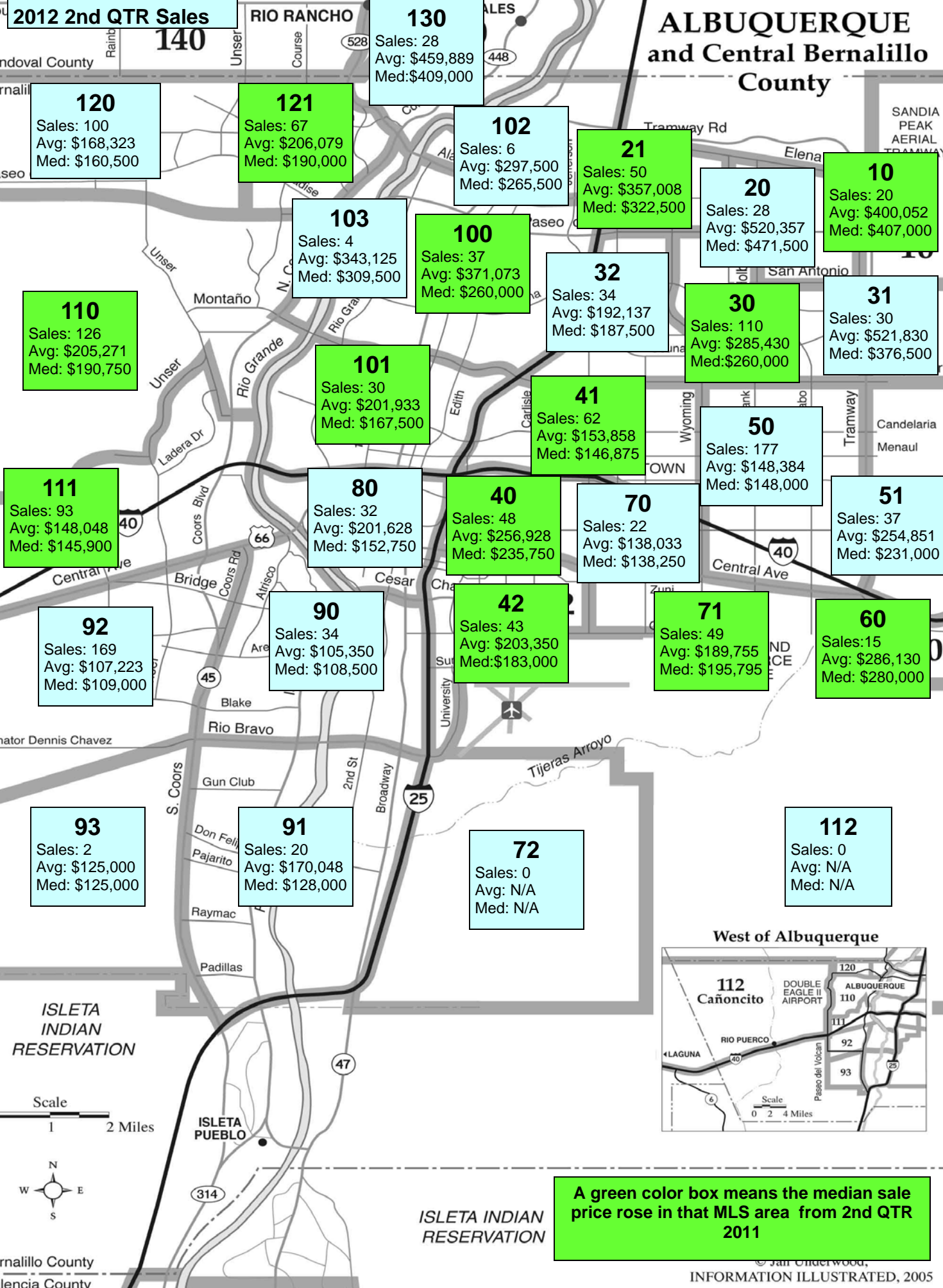
2nd QTR 2012 Area Summary for single-family home sales

		Sales	Change from 2nd QTR 2011	Average Sale Price	Change from 2nd QTR 2011	Median Sale Price	Change from 1st QTR 2011
10	Sandia Heights	20	-16.67%	\$400,052	-6.66%	\$407,000	15.87%
20	North Albuquerque Acres	28	-9.68%	\$520,357	-4.16%	\$471,500	-14.27%
21	Albuquerque Acres West	50	31.58%	\$357,008	2.98%	\$322,500	1.10%
30	Far NE Heights	110	23.60%	\$285,430	-5.22%	\$260,000	6.12%
31	Foothills North	30	66.67%	\$521,830	4.78%	\$376,500	-23.45%
32	Academy West	34	-2.86%	\$192,137	-6.05%	\$187,500	-4.34%
40	UNM	48	20.00%	\$256,928	7.31%	\$235,750	6.70%
41	Uptown	62	8.77%	\$153,858	-1.68%	\$146,875	1.29%
42	UNM South	43	13.16%	\$203,350	5.41%	\$183,000	7.33%
50	NE Heights	177	28.26%	\$148,384	-3.36%	\$148,000	0.00%
51	Foothills South	37	27.59%	\$254,851	6.10%	\$231,000	-5.33%
60	Four Hills	15	36.36%	\$286,130	12.45%	\$280,000	10.19%
70	Fairgrounds	22	4.76%	\$138,033	0.37%	\$138,250	-10.81%
71	Southeast Heights	49	96.00%	\$189,755	33.31%	\$195,795	46.55%
72	Mesa Del Sol	0	N/A	N/A	N/A	N/A	N/A
80	Downtown	32	23.08%	\$201,628	0.69%	\$152,750	-1.77%
90	Near South Valley	34	13.33%	\$105,350	7.84%	\$108,500	0.46%
91	Valley Farms	20	0.00%	\$170,048	48.05%	\$128,000	22.49%
92	Southwest Heights	169	6.29%	\$107,223	-6.35%	\$109,000	-1.36%
93	Pajarito	2	N/A	\$125,000	N/A	\$125,000	N/A
100	North Valley	37	-11.90%	\$371,073	21.23%	\$260,000	7.33%
101	Near North Valley	30	-33.33%	\$201,933	-11.12%	\$167,500	8.06%
102	Far North Valley	6	500.00%	\$297,500	-12.50%	\$265,500	-21.91%
103	West River Valley	4	-20.00%	\$343,125	-4.77%	\$309,500	-3.73%
110	Northwest Heights	126	21.15%	\$205,271	3.71%	\$190,750	6.47%
111	Ladera Heights	93	-8.82%	\$148,048	0.56%	\$145,900	4.21%
112	Canoncito	0	N/A	N/A	N/A	N/A	N/A
120	Paradise West	100	-17.36%	\$168,323	-0.67%	\$160,500	-1.53%
121	Paradise East	67	-17.28%	\$206,079	5.43%	\$190,000	5.56%
130	Corrales	28	55.56%	\$459,889	6.61%	\$409,000	-1.74%
140	Rio Rancho South	61	7.02%	\$220,200	14.78%	\$212,000	11.64%
141	Rio Rancho Southwest	1	N/A	\$82,000	N/A	\$82,000	N/A
150	Rio Rancho Mid	125	-4.58%	\$176,309	1.97%	\$155,000	8.39%
151	Rio Rancho Mid-North	61	19.61%	\$232,740	11.34%	\$215,000	22.16%
152	Rio Rancho Mid-West	13	85.71%	\$125,044	9.36%	\$132,476	20.43%
160	Rio Rancho North	43	-8.51%	\$205,554	8.42%	\$195,000	14.71%
161	Rio Rancho Central	53	-11.67%	\$143,724	7.22%	\$139,500	1.82%
162	Rio Rancho Northwest	0	N/A	N/A	N/A	N/A	N/A
170	Bernalillo/Algodones	24	26.32%	\$250,994	15.48%	\$254,220	3.00%
180	Placitas	24	41.18%	\$398,192	-1.01%	\$387,500	6.16%
210-290	East Mountain Area	91	18.18%	\$247,648	9.05%	\$228,075	17.75%
690-760	Valencia County	102	0.99%	\$133,968	2.97%	\$128,750	3.00%

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2012 2nd QTR Sales

ALBUQUERQUE and Central Bernalillo County



A green color box means the median sale price rose in that MLS area from 2nd QTR 2011

VALENCIA COUNTY

2012 2nd QTR Sales

ISLETA INDIAN RESERVATION

ISLETA INDIAN RESERVATION

700
Sales: 21
Avg: \$162,095
Med: \$162,500

710
Sales: 8
Avg: \$181,813
Med: \$184,000

701
Sales: 22
Avg: \$141,548
Med: \$143,000

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

711
Sales: 6
Avg: \$193,150
Med: \$175,200

720
Sales: 2
Avg: \$70,000
Med: \$70,000

740
Sales: 3
Avg: \$176,000
Med: \$166,000

721
Sales: 20
Avg: \$106,585
Med: \$103,096

730
Sales: 0
Avg: N/A
Med: N/A

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

741
Sales: 9
Avg: \$58,687
Med: \$61,500

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

760
Sales: 11
Avg: \$109,582
Med: \$120,000

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

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