



www.gaar.com

Monthly Highlights

- The median sales price for detached, single-family homes in April was \$165,000, rising 1.85 percent from the previous month; the first positive increase in the median sale price since December.
- The top selling price range of detached, single-family homes went from \$120K - \$139K in March to \$200K - \$249K in April.
- April was the 2nd consecutive month this year that properties going under contract exceeded 900.

Table of Contents

Market Inventory.....	2
Market Activity.....	3
Home Sales by Area.....	4
Closed Sales by Price.....	5-6
Supply-Demand/Absorption Rate.....	7
Home Sales Prices.....	8-9
Market Overview.....	10
Market Comparisons.....	11-12
Area Sales Color Maps.....	13-16



Contact

Peter Parnegg, 2011 GAAR President

Phone 505-280-4333

Email president@gaar.com

Market Inventory

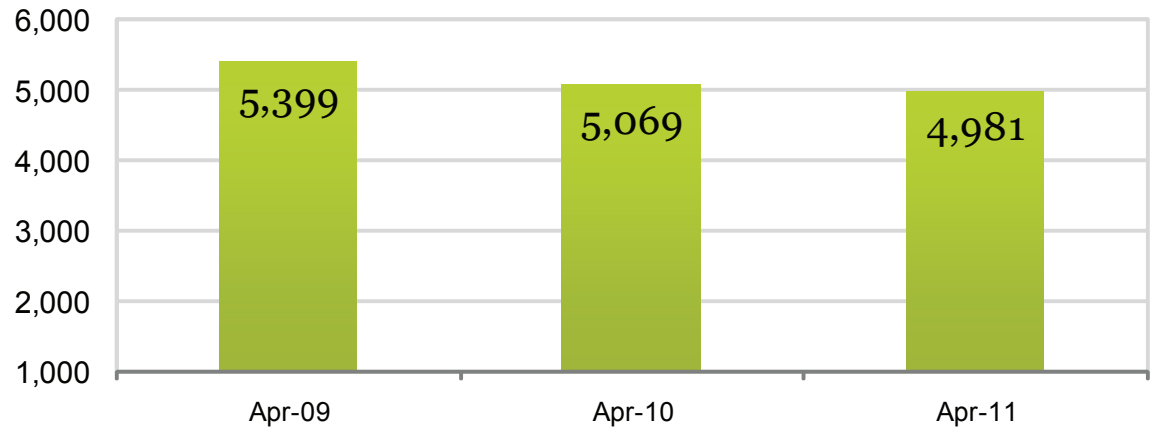
Detached Historical

Year	2009	2010	2011
January	5,309	4,766	4,791
February	5,373	4,929	4,823
March	5,342	5,091	4,906
April	5,399	5,069	4,981
May	5,422	5,438	
June	5,480	5,723	
July	5,476	5,803	
August	5,299	5,759	
September	5,156	5,759	
October	4,938	5,481	
November	4,834	5,110	
December	4,630	4,794	

Attached Historical

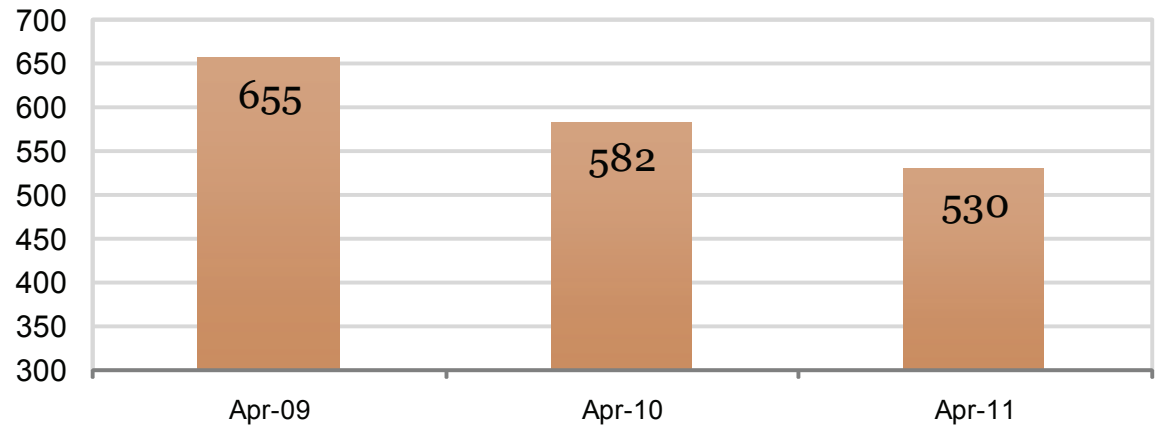
Year	2009	2010	2011
January	616	566	505
February	664	589	511
March	653	626	538
April	655	582	530
May	660	607	
June	634	623	
July	652	668	
August	603	649	
September	598	617	
October	590	618	
November	579	574	
December	546	526	

Detached homes on market



Detached represents existing single-family detached homes

Attached homes on market



Attached represents existing condo/townhomes attached homes

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

Market Activity (New, Pending, Closed)

Market Activity

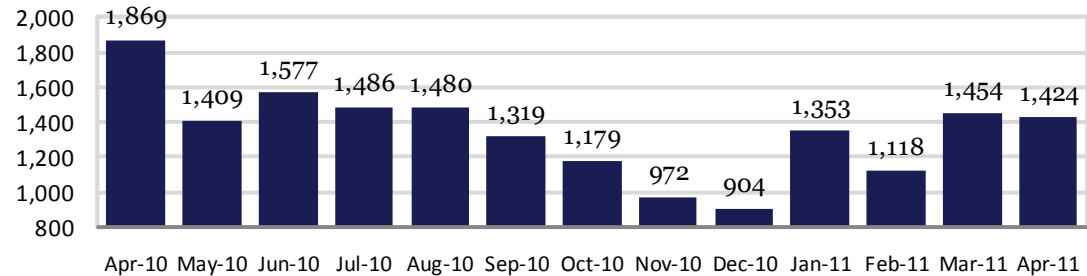
Month	New	Pending	Closed
Apr-10	1,869	1,271	678
May-10	1,409	678	731
Jun-10	1,577	729	723
Jul-10	1,486	752	557
Aug-10	1,480	768	511
Sep-10	1,319	657	479
Oct-10	1,179	655	456
Nov-10	972	589	469
Dec-10	904	540	505
Jan-11	1,353	693	363
Feb-11	1,118	703	410
Mar-11	1,454	903	570
Apr-11	1,424	903	567

Change from last month/year

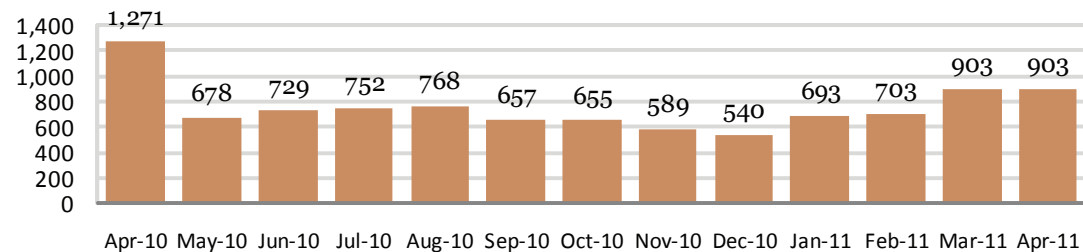
	Apr-11	Mar-11	Apr-10
New	1,424	1,454	1,869
% Change	-	-2.06%	-23.81%
Pending	903	903	1,271
% Change	-	0.00%	-28.95%
Closed	567	570	678
% Change	-	-0.53%	-16.37%

Data is for single-family detached homes

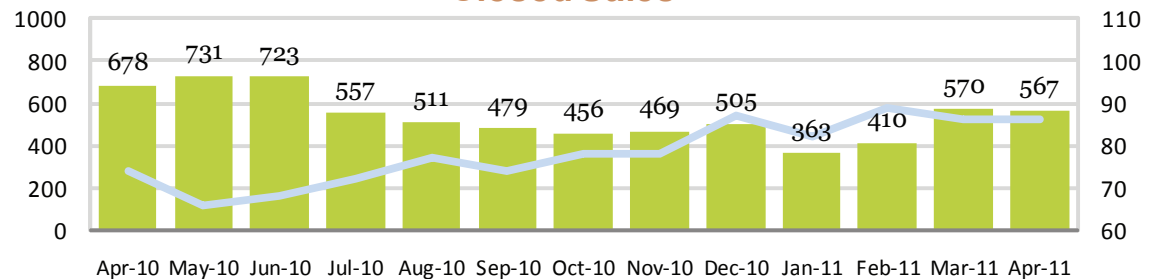
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for April 2011 detached sales was 86.

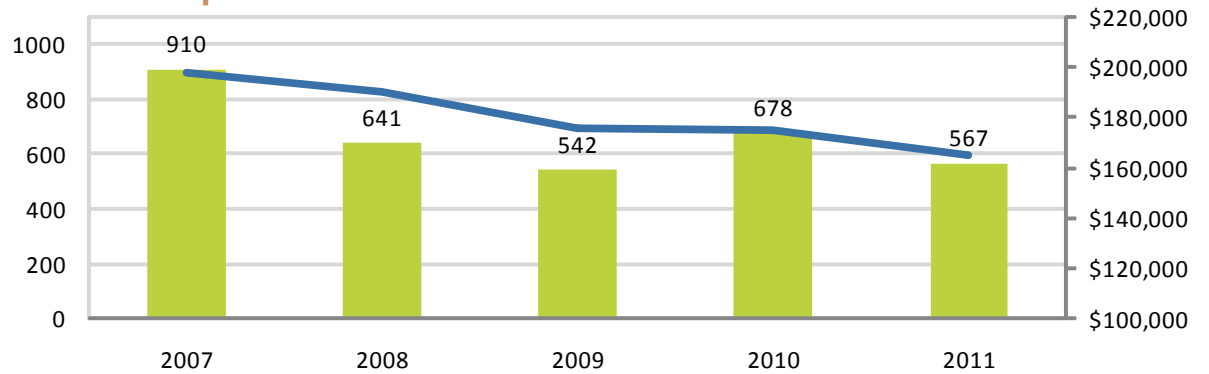
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Apr-10	Apr-11
10-121	Albuquerque	477	392
130	Corrales	5	6
140-162	Rio Rancho	124	98
180	Bernalillo	4	7
190	Placitas	5	5
210-293	E. Mountains	23	26
690-760	Valencia Co.	40	33
Total	All	678	567

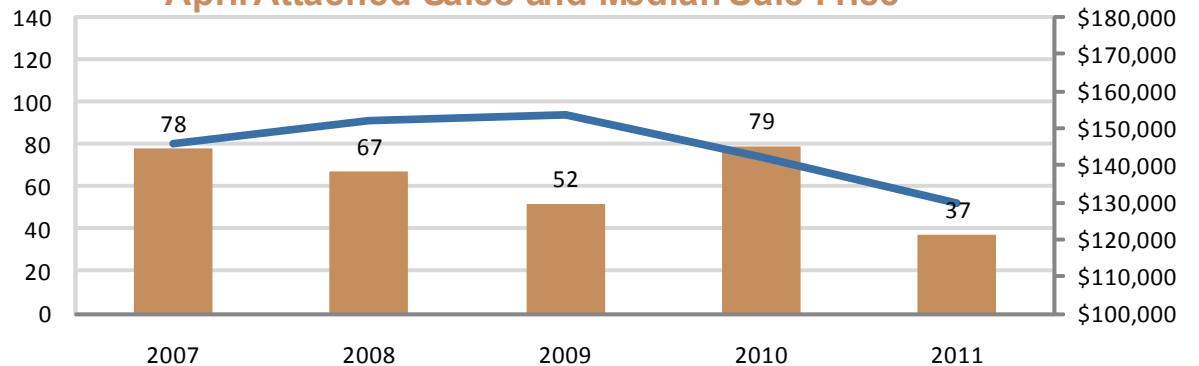
April Detached Sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Apr-10	Apr-11
10-121	Albuquerque	73	31
130	Corrales	0	1
140-162	Rio Rancho	5	5
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	1	0
Total	All	79	37

April Attached Sales and Median Sale Price



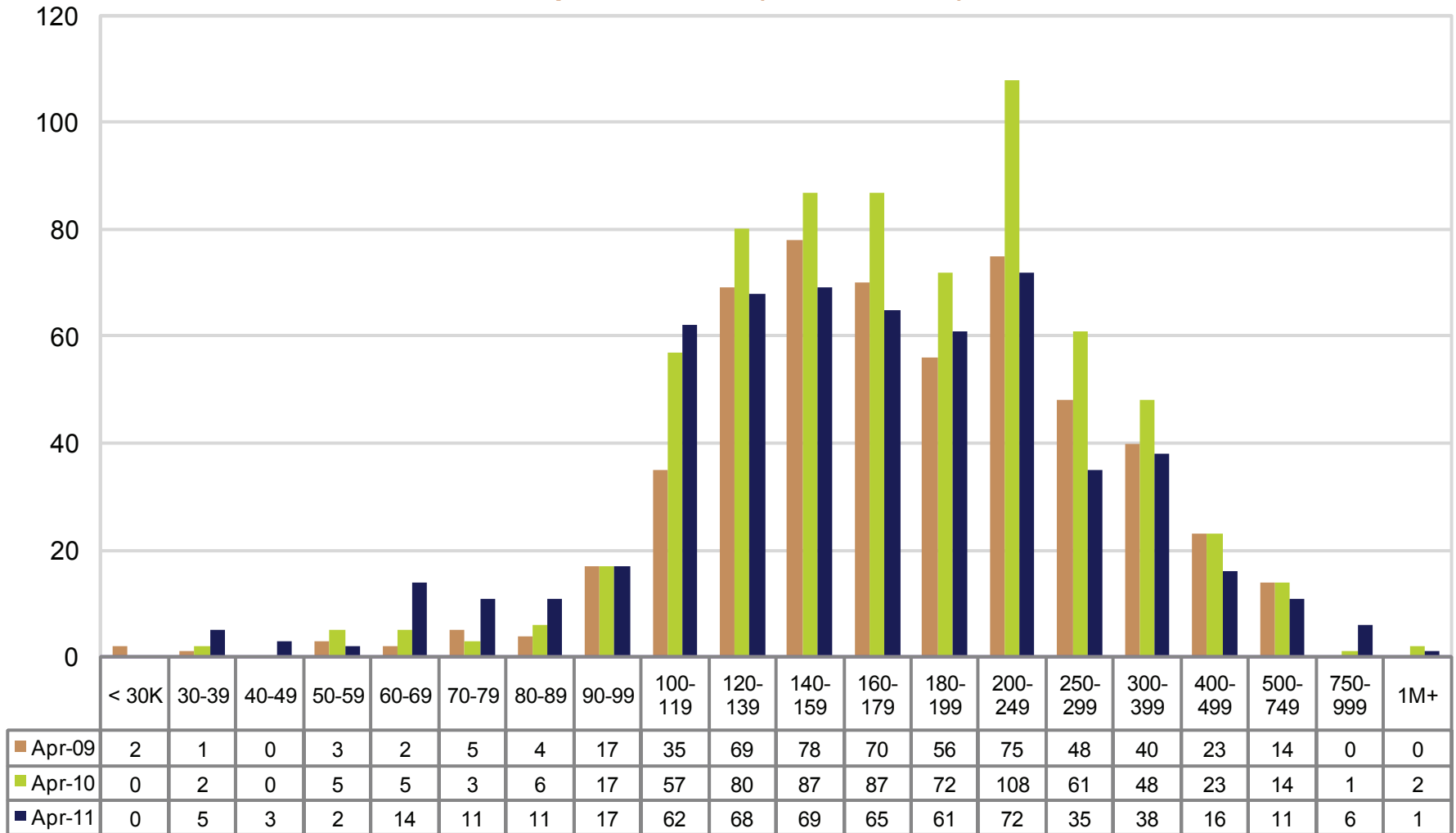
MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

Line on charts represents monthly median sale price for that month.

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

Closed Sales by Price

Detached Sales by Price
April historical (in thousands)



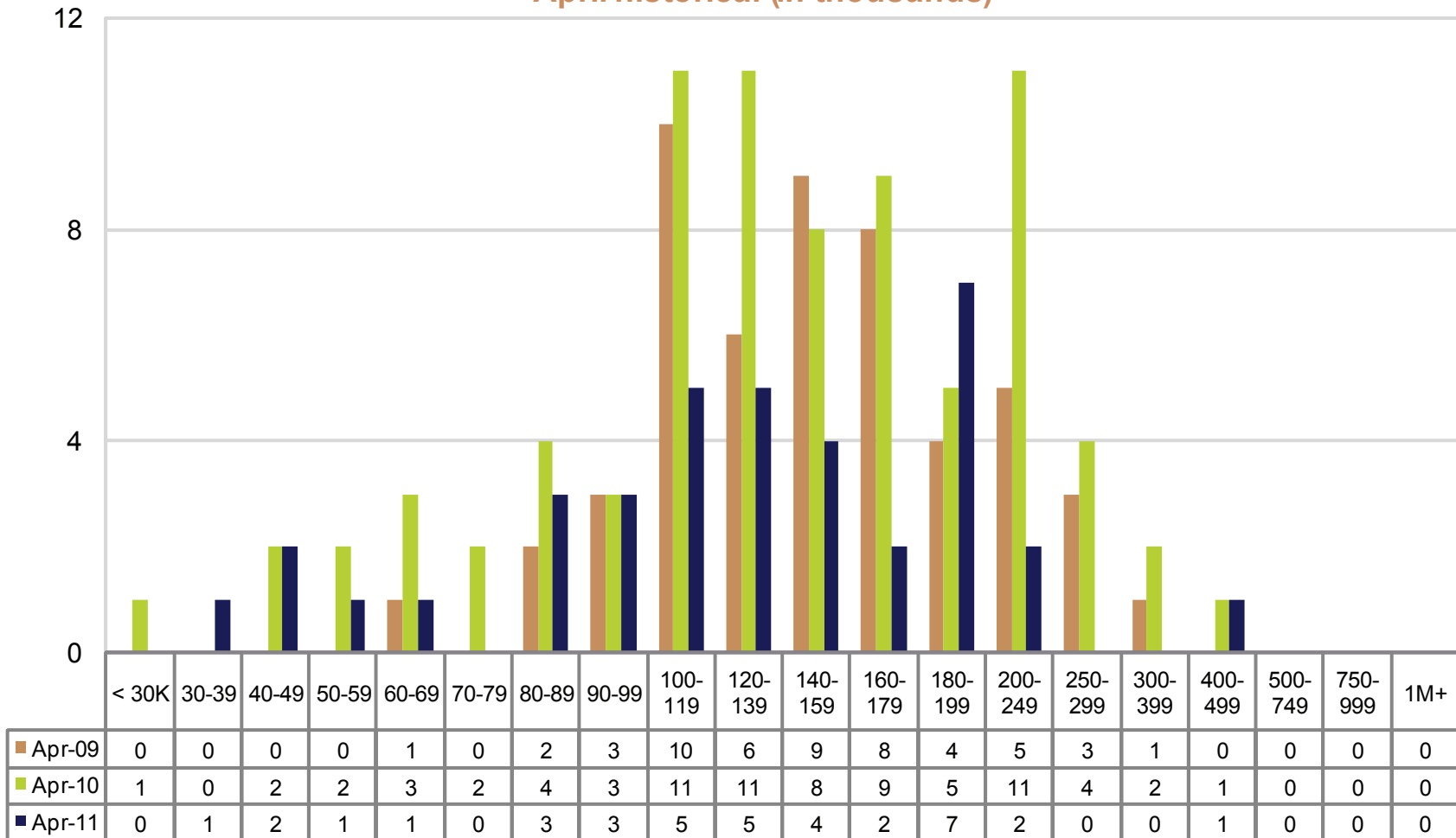
Top Selling Price Range for Detached Homes (for April 2011)

\$200,000 - \$249,999

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

Closed Sales by Price

Attached Sales by Price
April historical (in thousands)



Top Selling Price Ranges for Attached Homes (for April 2011)

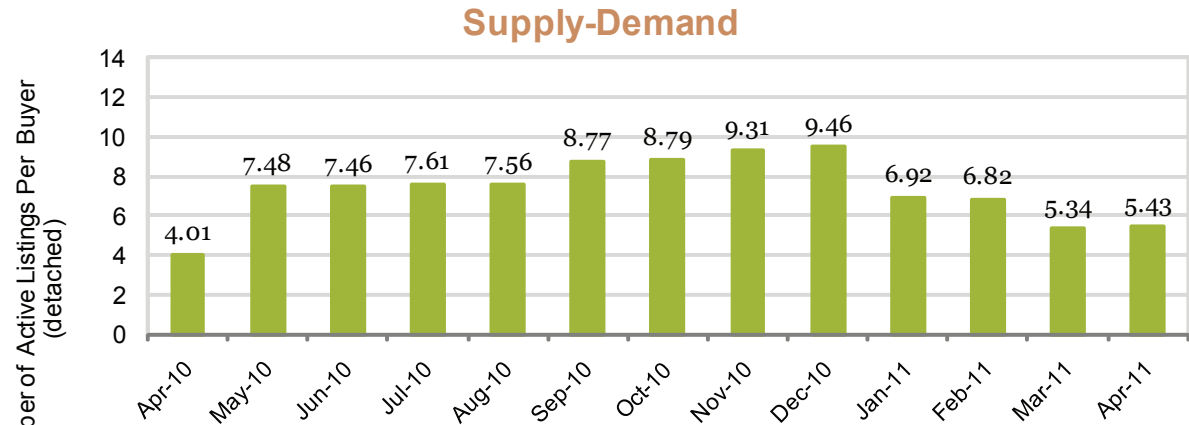
\$180,000 - \$199,999

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

Market Indicators

Supply-Demand

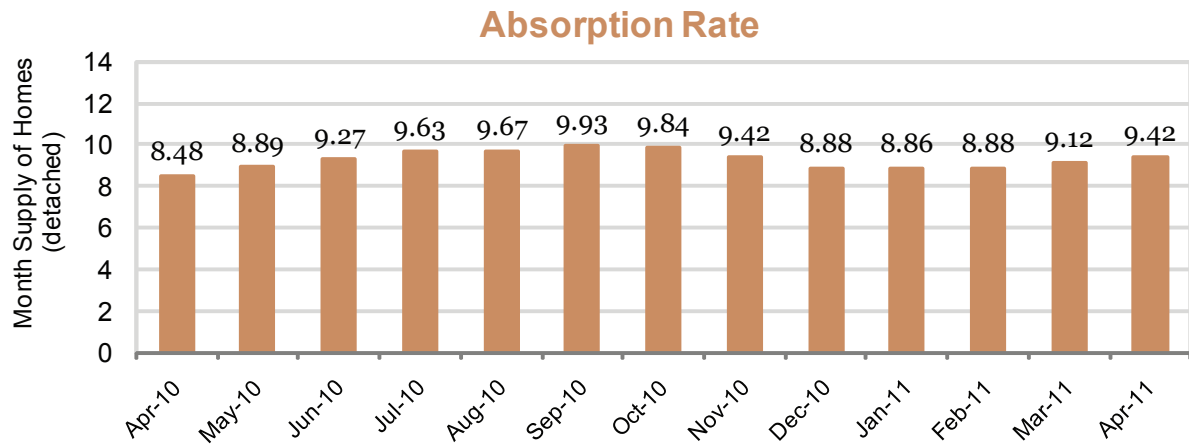
Year	2009	2010	2011
January	9.15	6.26	6.92
February	10.02	6.12	6.82
March	7.18	4.58	5.34
April	6.39	4.01	5.43
May	6.31	7.48	
June	5.81	7.46	
July	6.26	7.61	
August	5.55	7.56	
September	5.74	8.77	
October	5.73	8.79	
November	8.30	9.31	
December	10.16	9.46	



The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

Absorption Rate

Year	2009	2010	2011
January	9.38	8.37	8.86
February	9.76	8.61	8.88
March	9.94	8.68	9.12
April	10.21	8.48	9.42
May	10.43	8.89	
June	10.69	9.27	
July	10.63	9.63	
August	10.32	9.67	
September	9.95	9.93	
October	9.20	9.84	
November	8.69	9.42	
December	8.16	8.88	



The Absorption Rate measures how long it will take to exhaust or sell the current housing inventory. An average market is traditionally a six-month supply.

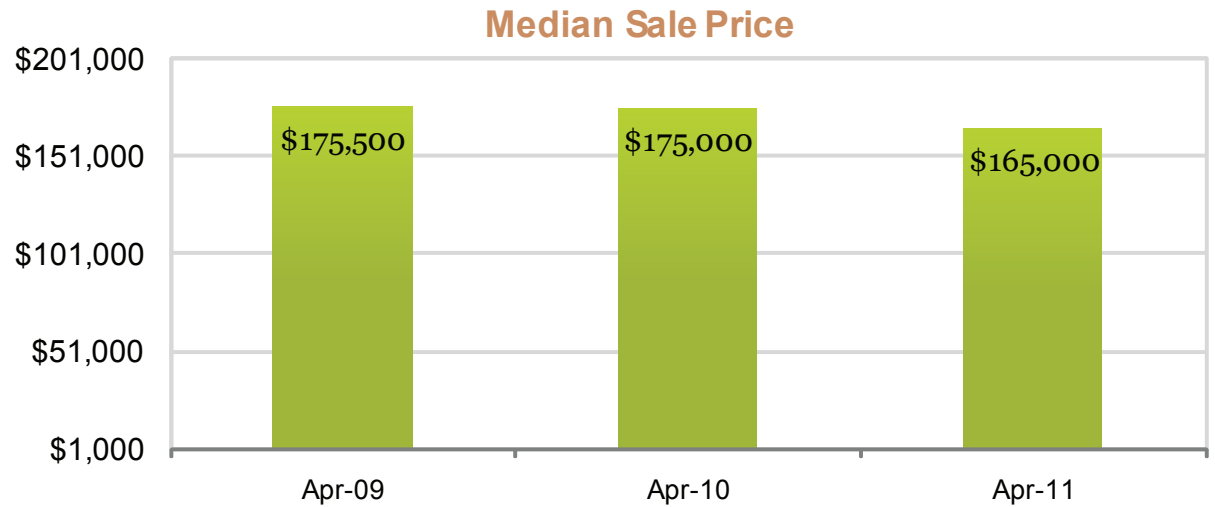
Data is for single-family detached homes

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

Home Sales Prices

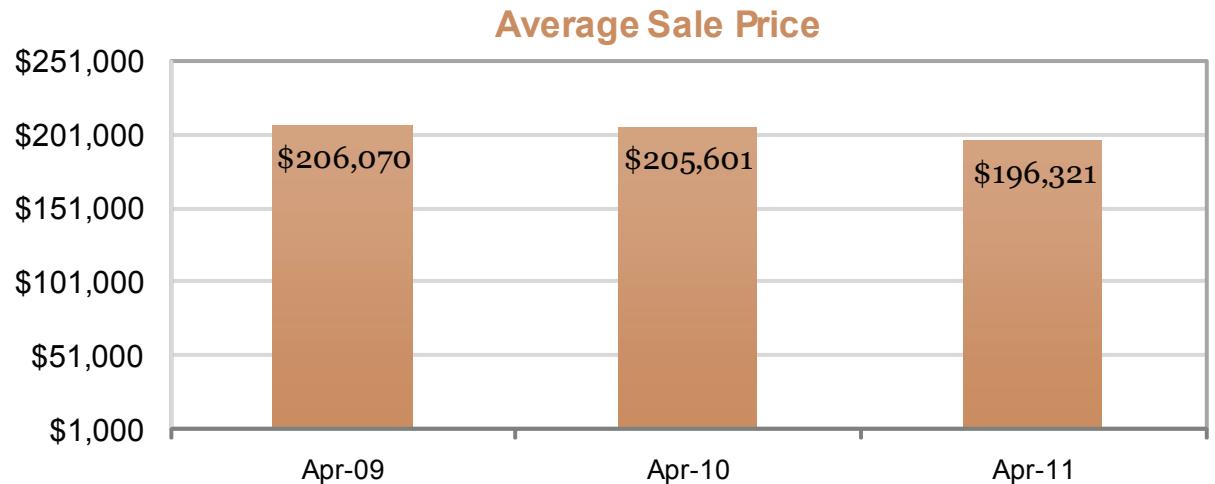
Median Sale Price

Year	2009	2010	2011
January	\$175,000	\$172,240	\$172,000
February	\$184,900	\$169,950	\$171,750
March	\$184,500	\$175,000	\$162,000
April	\$175,500	\$175,000	\$165,000
May	\$184,750	\$175,000	
June	\$185,800	\$181,000	
July	\$185,000	\$186,000	
August	\$186,000	\$182,500	
September	\$179,900	\$183,000	
October	\$170,000	\$180,000	
November	\$175,750	\$177,500	
December	\$175,875	\$178,433	



Average Sale Price

Year	2009	2010	2011
January	\$214,872	\$205,624	\$201,239
February	\$209,515	\$206,654	\$220,299
March	\$218,543	\$211,049	\$199,683
April	\$206,070	\$205,601	\$196,321
May	\$222,070	\$210,406	
June	\$222,183	\$219,723	
July	\$224,271	\$230,213	
August	\$211,969	\$221,379	
September	\$209,987	\$217,677	
October	\$209,614	\$225,666	
November	\$209,243	\$220,453	
December	\$216,687	\$217,416	



Data is for single-family detached homes

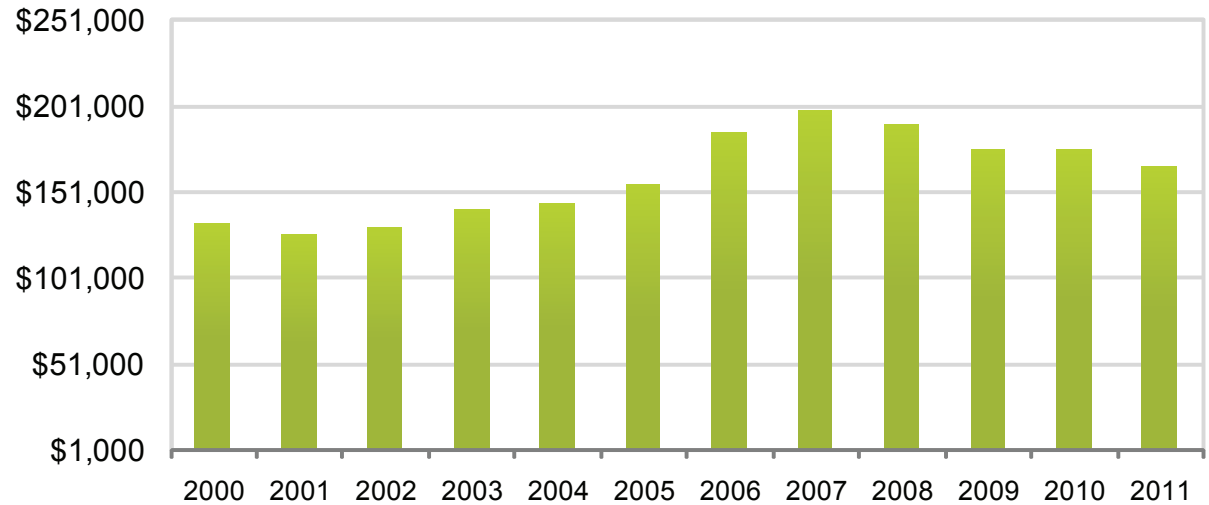
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

April Home Sales Prices - Year to Year

Median Sale Price

April	Median Sale Price	% Change From Previous Year
2000	\$132,500	1.92%
2001	\$125,000	-5.66%
2002	\$130,000	4.00%
2003	\$140,000	7.69%
2004	\$144,000	2.86%
2005	\$155,000	7.64%
2006	\$185,000	19.35%
2007	\$198,012	7.03%
2008	\$189,900	-4.10%
2009	\$175,500	-7.58%
2010	\$175,000	-0.28%
2011	\$165,000	-5.71%

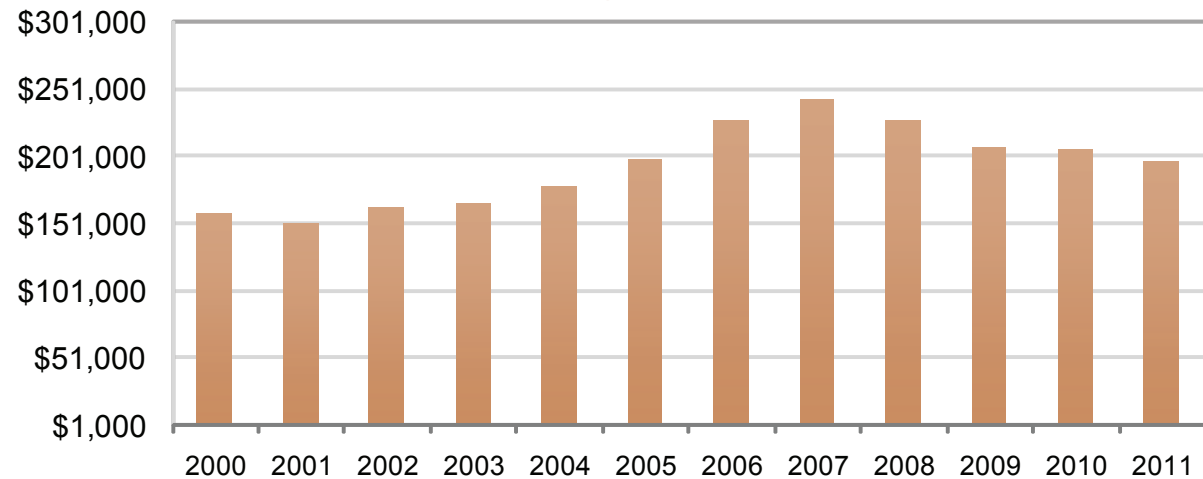
Median Sale Price



Average Sale Price

April	Average Sale Price	% Change From Previous Year
2000	\$158,011	7.28%
2001	\$150,783	-4.57%
2002	\$162,311	7.65%
2003	\$164,724	1.49%
2004	\$178,077	8.11%
2005	\$197,770	11.06%
2006	\$226,655	14.61%
2007	\$243,023	7.22%
2008	\$227,281	-6.48%
2009	\$206,070	-9.33%
2010	\$205,601	-0.23%
2011	\$196,321	-4.51%

Average Sale Price



Data is 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.

Market Overview

2011		(DET) 2011	(DET) 2010	Percent Change	(ATT) 2011	(ATT) 2010	Percent Change	(DET+ATT) 2011 Year-to- Date	(DET+ATT) 2010 Year-to- Date	Percent Change
New Listings	Apr	1,424	1,869	-23.81%	133	202	-34.16%	5,896	7,074	-16.65%
	May		1,409			129			8,612	
	Jun		1,577			165			10,354	
Pending Sales	Apr	903	1,271	-28.95%	82	164	-50.00%	3,495	4,296	-18.65%
	May		678			63			5,037	
	Jun		729			65			5,831	
Closed Sales	Apr	567	678	-16.37%	37	79	-53.16%	2,085	2,277	-8.43%
	May		731			103			3,111	
	Jun		723			75			3,909	
Dollar Volume of Closed Sales (in millions)	Apr	\$111.3	\$139.4	-20.16%	\$5.1	\$12.2	-58.20%	\$412.9	\$459.0	-10.04%
	May		\$153.8			\$15.8			\$628.6	
	Jun		\$158.9			\$10.6			\$798.1	
Median Sales Price	Apr	\$165,000	\$175,000	-5.71%	\$129,900	\$142,000	-8.52%	--	--	--
	May		\$175,000			\$155,000		--	--	--
	Jun		\$181,000			\$137,000		--	--	--
Average Sales Price	Apr	\$196,321	\$205,601	-4.51%	\$139,154	\$154,508	-9.94%	--	--	--
	May		\$210,406			\$153,044		--	--	--
	Jun		\$219,723			\$141,358		--	--	--
Total Active Listings Available	Apr	4,981	5,069	-1.74%	530	582	-8.93%	--	--	--
	May		5,438			607		--	--	--
	Jun		5,723			623		--	--	--
Average Days on Market	Apr	86	74	16.22%	71	96	-26.04%	--	--	--
	May		66			84		--	--	--
	Jun		68			89		--	--	--

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

Market Comparison Albuquerque & Rio Rancho

City of Albuquerque		(DET) 2011	(DET) 2010	Percent Change	City of Rio Rancho		(DET) 2011	(DET) 2010	Percent Change
New Listings	Apr	959	1,212	-20.87%	New Listings	Apr	213	317	-32.81%
	May		951			May		209	
	Jun		1,038			Jun		245	
Pending Sales	Apr	606	912	-33.55%	Pending Sales	Apr	164	225	-27.11%
	May		472			May		126	
	Jun		516			Jun		134	
Closed Sales	Apr	392	477	-17.82%	Closed Sales	Apr	98	124	-20.97%
	May		529			May		122	
	Jun		506			Jun		134	
Median Sales Price	Apr	\$164,000	\$175,900	-6.77%	Median Sales Price	Apr	\$166,500	\$166,500	0.00%
	May		\$179,000			May		\$160,950	
	Jun		\$184,000			Jun		\$165,250	
Average Sales Price	Apr	\$196,703	\$210,389	-6.51%	Average Sales Price	Apr	\$179,842	\$185,473	-3.04%
	May		\$214,062			May		\$176,480	
	Jun		\$223,145			Jun		\$191,026	
Total Active	Apr	3,057	3,059	-0.07%	Total Active	Apr	771	816	-5.51%
	May		3,315			May		856	
	Jun		3,484			Jun		893	
Average Days on Market	Apr	82	64	28.13%	Average Days on Market	Apr	76	83	-8.43%
	May		61			May		60	
	Jun		64			Jun		67	

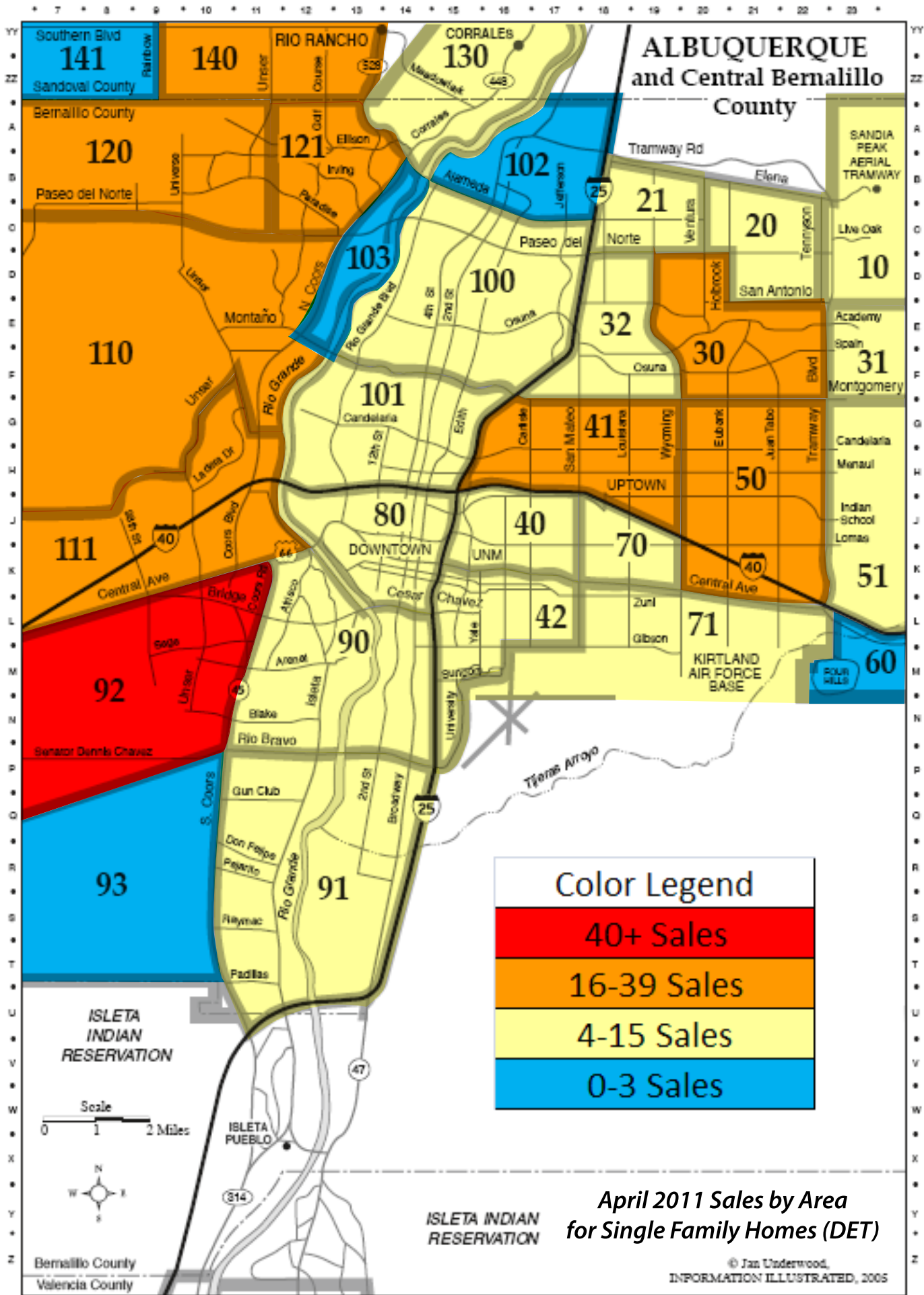
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Market Comparison

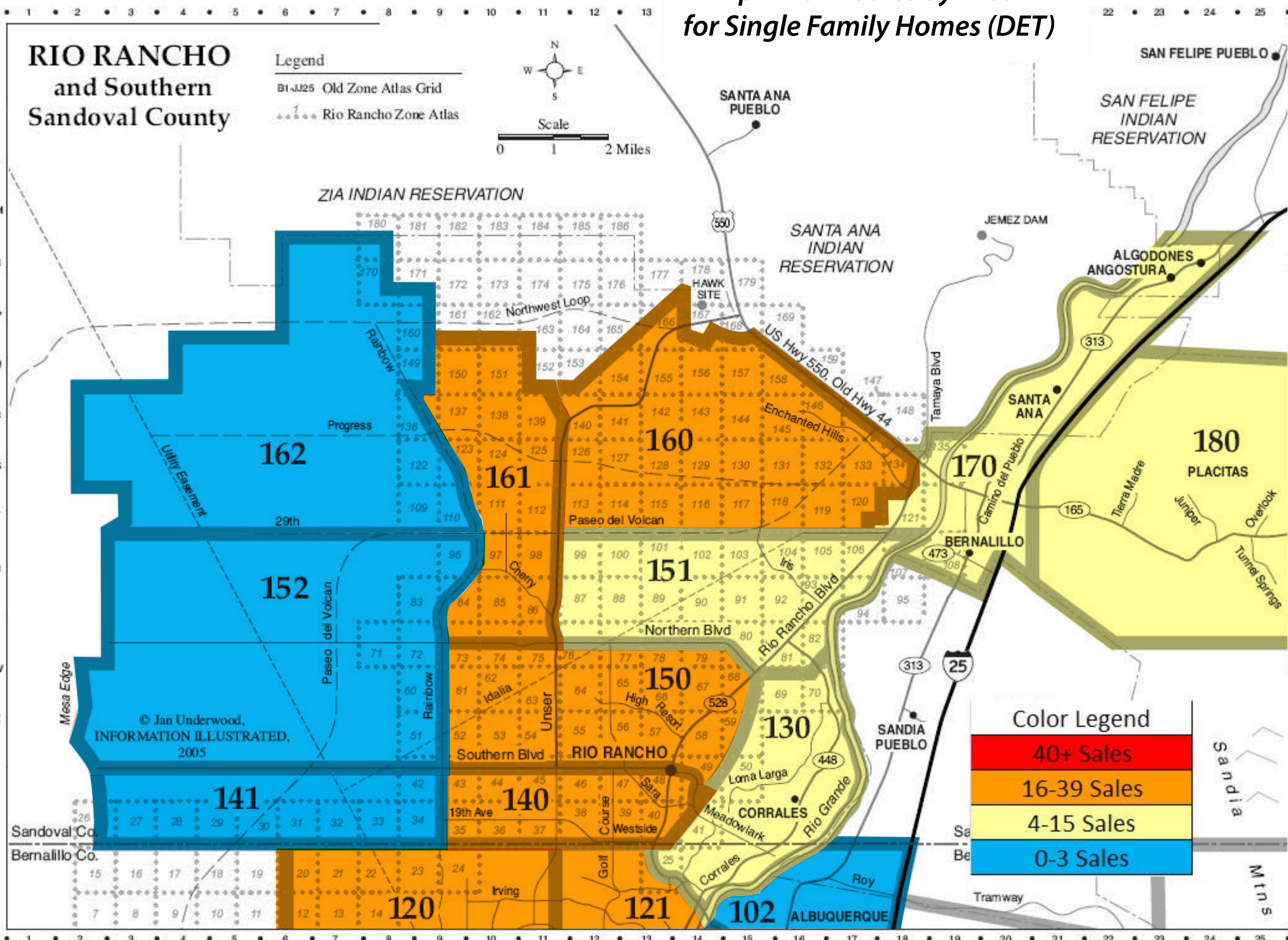
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2011	(DET) 2010	Percent Change	Valencia County		(DET) 2011	(DET) 2010	Percent Change
New Listings	Apr	93	127	-26.77%	New Listings	Apr	91	130	-30.00%
	May		100			May		88	
	Jun		118			Jun		124	
Pending Sales	Apr	45	39	15.38%	Pending Sales	Apr	63	65	-3.08%
	May		31			May		29	
	Jun		27			Jun		33	
Closed Sales	Apr	26	23	13.04%	Closed Sales	Apr	33	40	-17.50%
	May		26			May		36	
	Jun		19			Jun		44	
Median Sales Price	Apr	\$179,950	\$198,000	-9.12%	Median Sales Price	Apr	\$135,000	\$147,250	-8.32%
	May		\$220,000			May		\$153,250	
	Jun		\$262,000			Jun		\$152,500	
Average Sales Price	Apr	\$233,046	\$214,735	8.53%	Average Sales Price	Apr	\$135,266	\$156,716	-13.69%
	May		\$228,906			May		\$173,574	
	Jun		\$293,042			Jun		\$163,441	
Total Active	Apr	425	432	-1.62%	Total Active	Apr	468	470	-0.43%
	May		470			May		485	
	Jun		513			Jun		528	
Average Days on Market	Apr	121	114	6.14%	Average Days on Market	Apr	120	112	7.14%
	May		98			May		124	
	Jun		71			Jun		90	

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

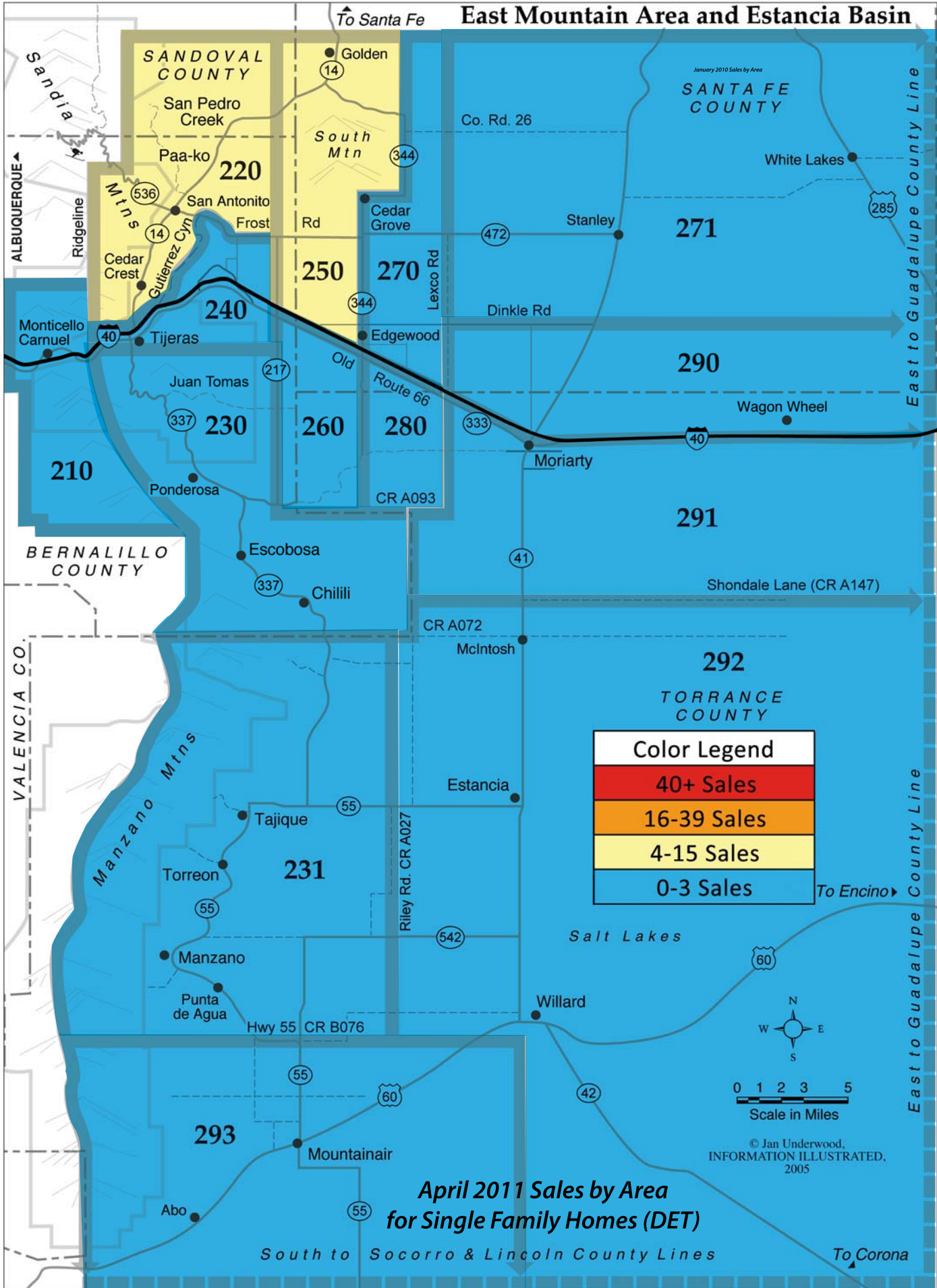


April 2011 Sales by Area for Single Family Homes (DET)

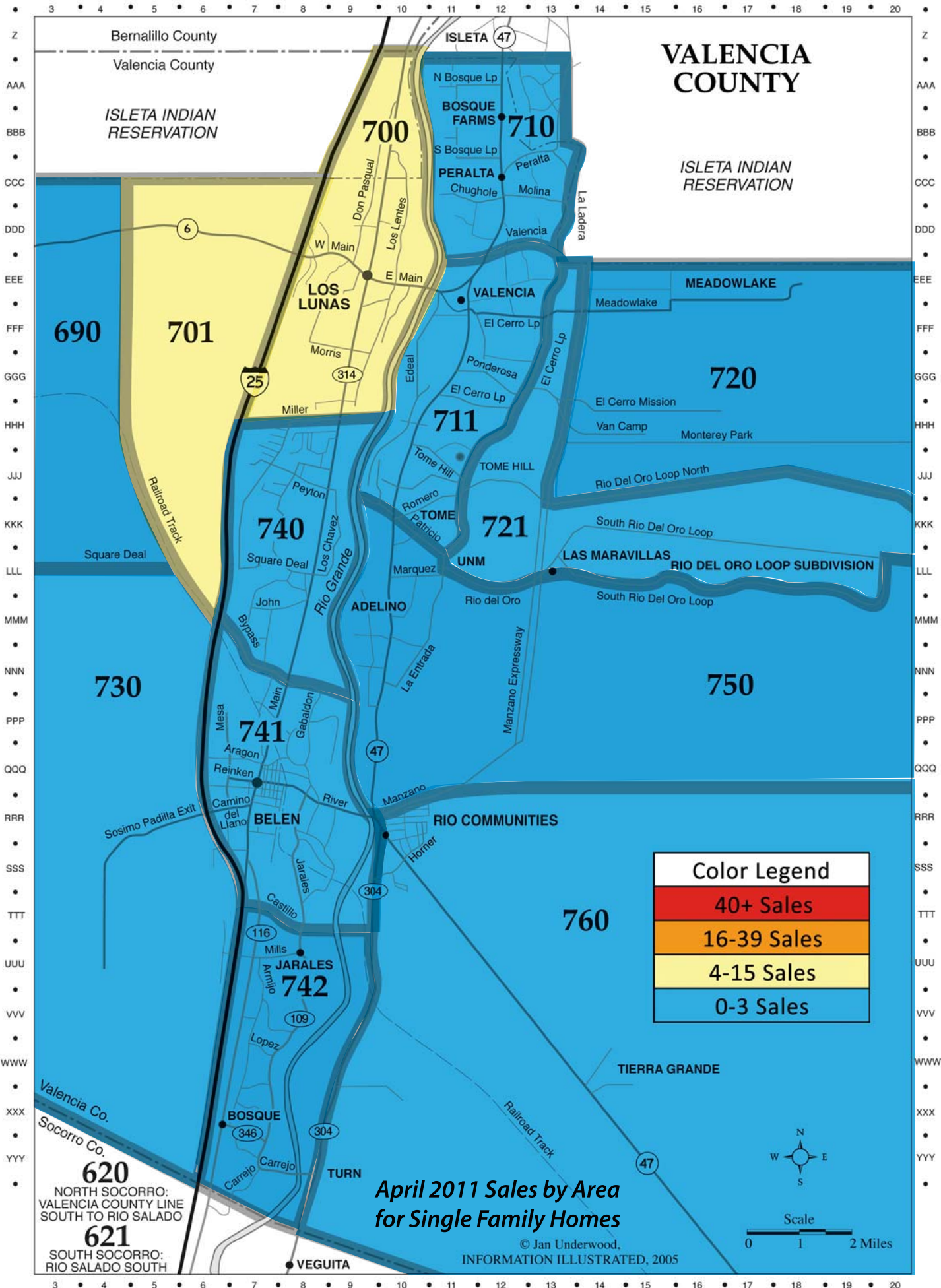


East Mountain Area and Estancia Basin

January 2010 Sales by Area



© Jan Underwood, INFORMATION ILLUSTRATED, 2005



Bernalillo County
Valencia County

ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

ISLETA 47

N Bosque Lp
BOSQUE FARMS 710
S Bosque Lp
PERALTA
Chughole
Peralta
Molina
Valencia

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

721

740

ADELINO

UNM

730

741

750

760

BELEN

RIO COMMUNITIES

JARALES 742

TIERRA GRANDE

Valencia Co.
Socorro Co.

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

VEGUITA

April 2011 Sales by Area for Single Family Homes

© Jan Underwood, INFORMATION ILLUSTRATED, 2005

