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Monthly Highlights

- Closed sales for detached single-family homes in the month of January finished at 363, up 4.01 percent from the previous year and is the highest January sales month since 2008.
- January had a minimal decrease of 0.14 percent in the median sale price when compared to the previous year.
- Active market inventory of detached single-family homes in the Greater Albuquerque Market Areas rose slightly from the previous year.

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Contact

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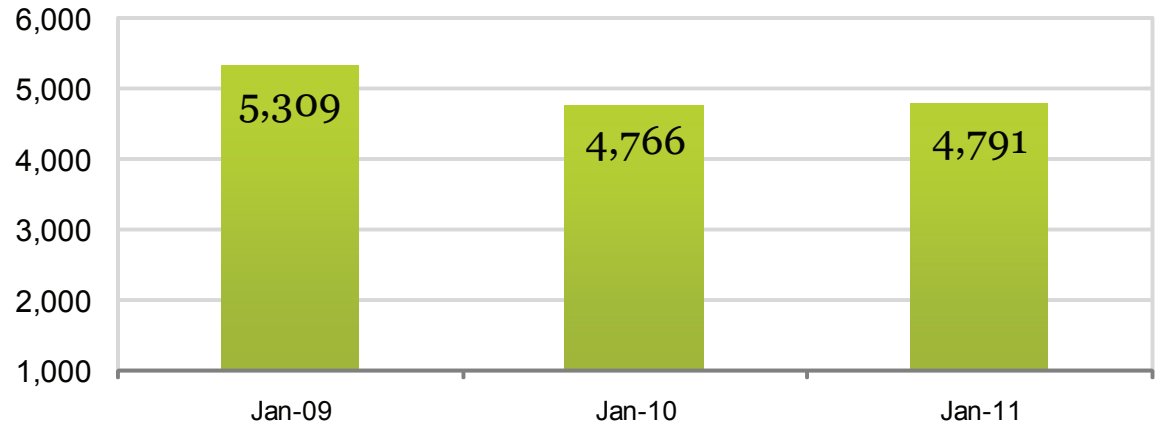
Email president@gaar.com

Market Inventory

Detached Historical

Year	2009	2010	2011
January	5,309	4,766	4,791
February	5,373	4,929	
March	5,342	5,091	
April	5,399	5,069	
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	

Detached homes on market

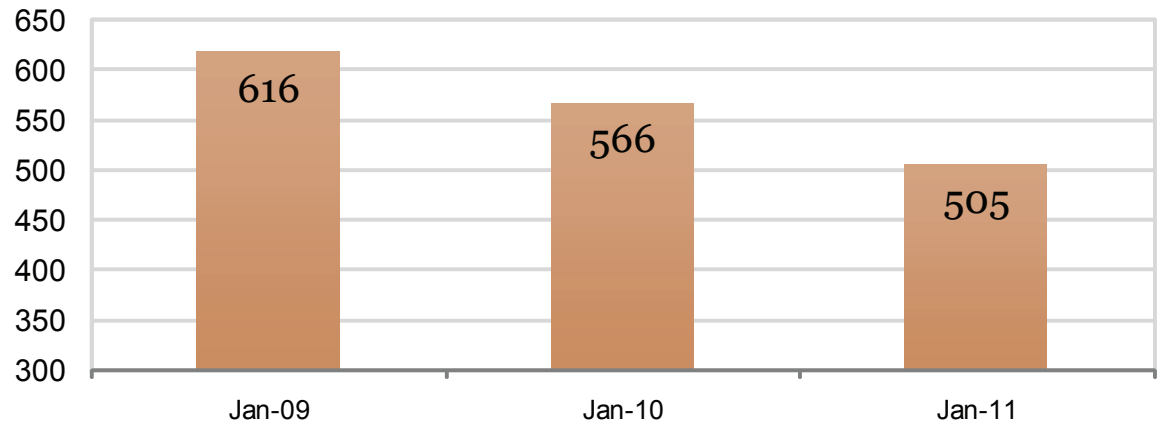


Detached represents existing single-family detached homes

Attached Historical

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

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)

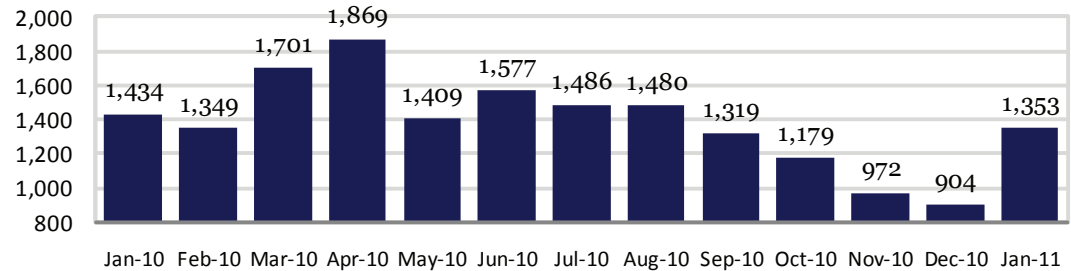
Market Activity

Month	New	Pending	Closed
Jan-10	1,434	740	349
Feb-10	1,349	779	380
Mar-10	1,701	1,077	634
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

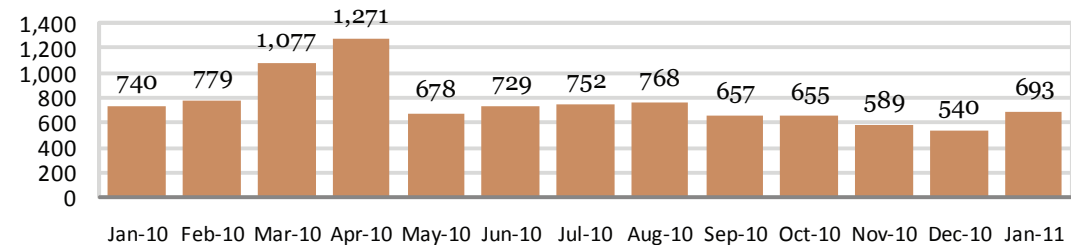
Change from last month/year

	Jan-11	Dec-10	Jan-10
New	1,353	904	1,434
% Change	-	49.67%	-5.65%
Pending	693	540	740
% Change	-	28.33%	-6.35%
Closed	363	505	349
% Change	-	-28.12%	4.01%

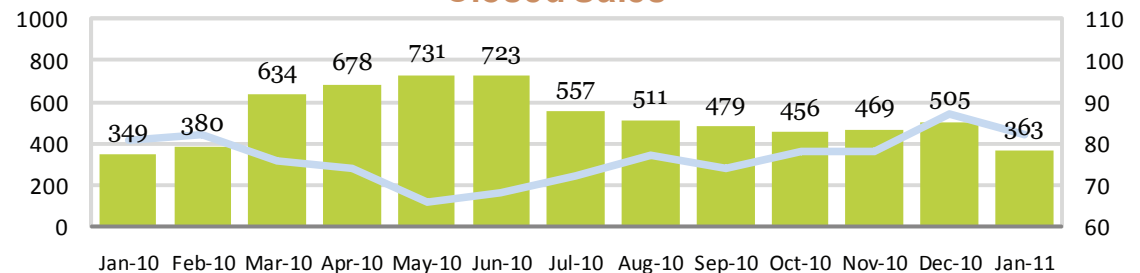
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for Jan. 2011 detached sales was 82.

Data is for single-family detached homes

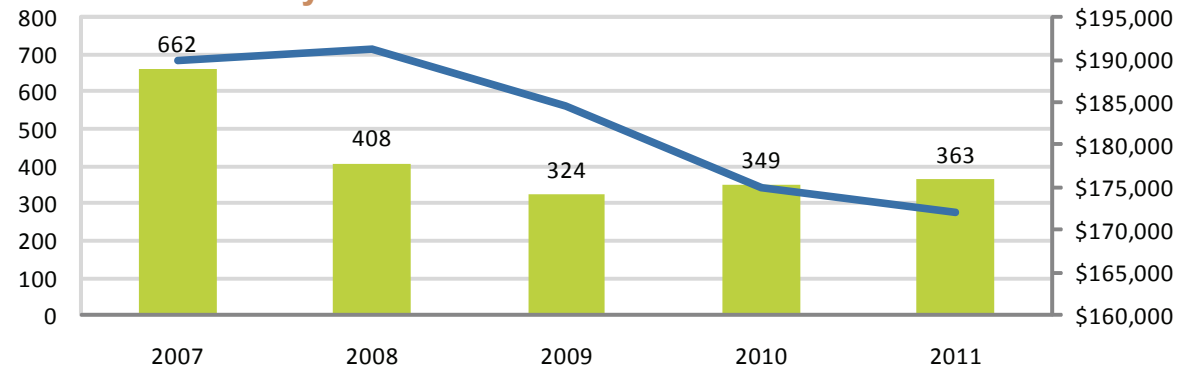
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Jan-10	Jan-11
10-121	Albuquerque	241	255
130	Corrales	1	6
140-162	Rio Rancho	57	62
180	Bernalillo	4	6
190	Placitas	4	4
210-293	E. Mountains	19	14
690-760	Valencia Co.	23	16
Total	All	349	363

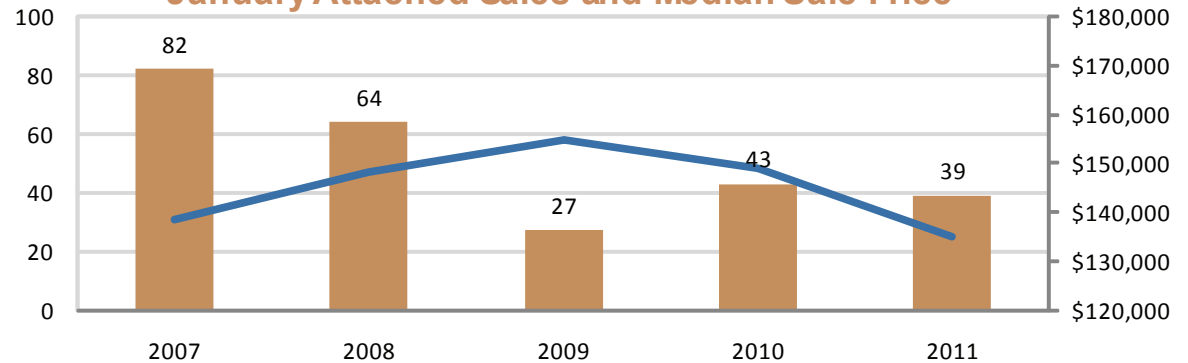
January Detached Sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Jan-10	Jan-11
10-121	Albuquerque	41	36
130	Corrales	0	0
140-162	Rio Rancho	1	3
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	1	0
Total	All	43	39

January Attached Sales and Median Sale Price



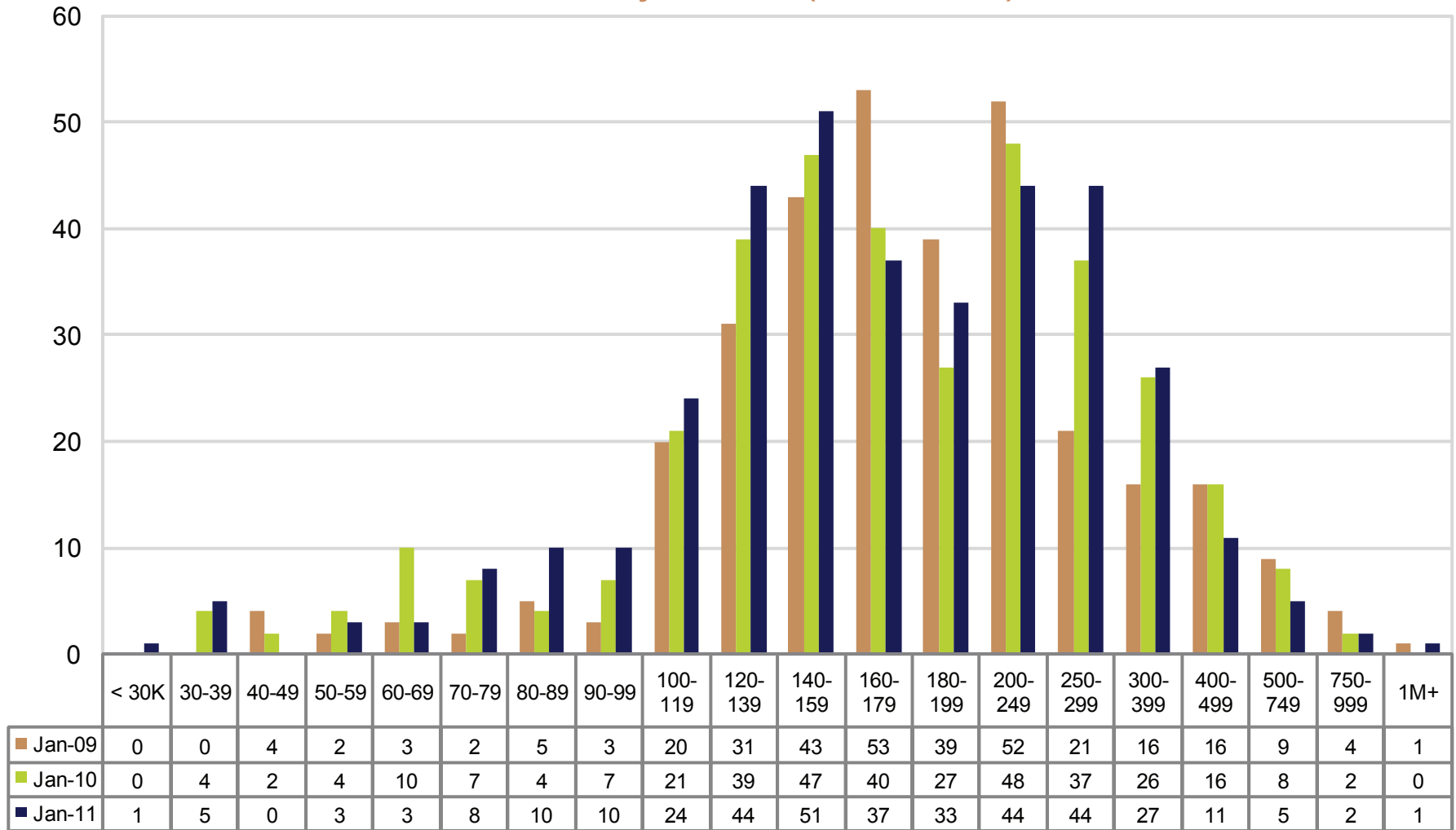
MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
January historical (in thousands)



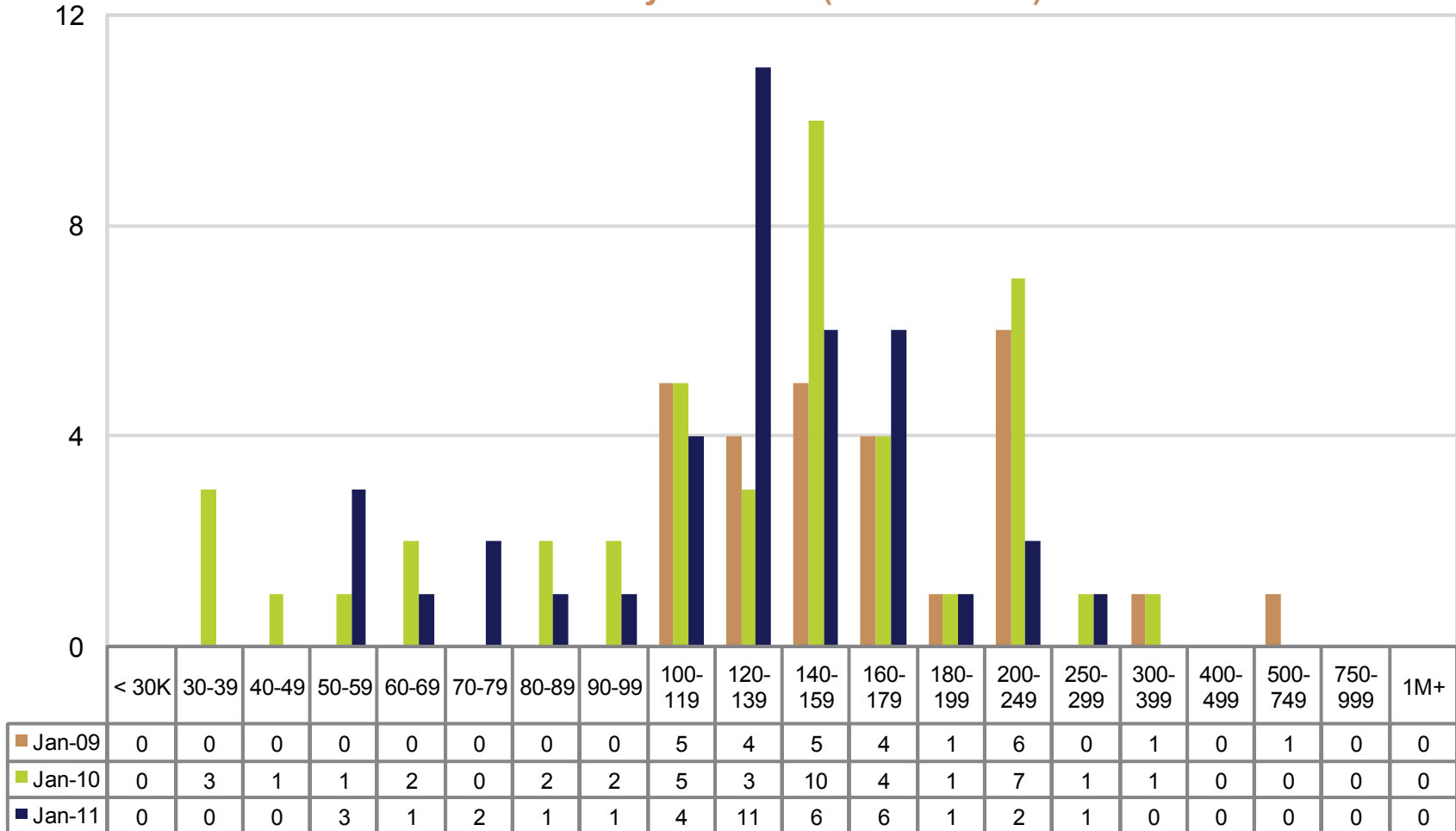
Top Selling Price Range for Detached Homes (for January 2011)

\$140,000 - \$159,999

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
January historical (in thousands)



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

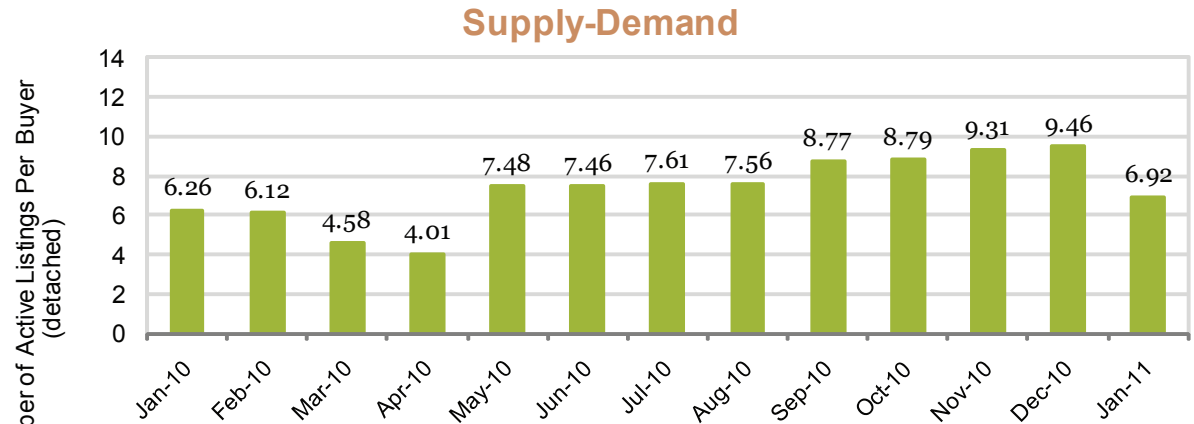
\$120,000 - \$139,999

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

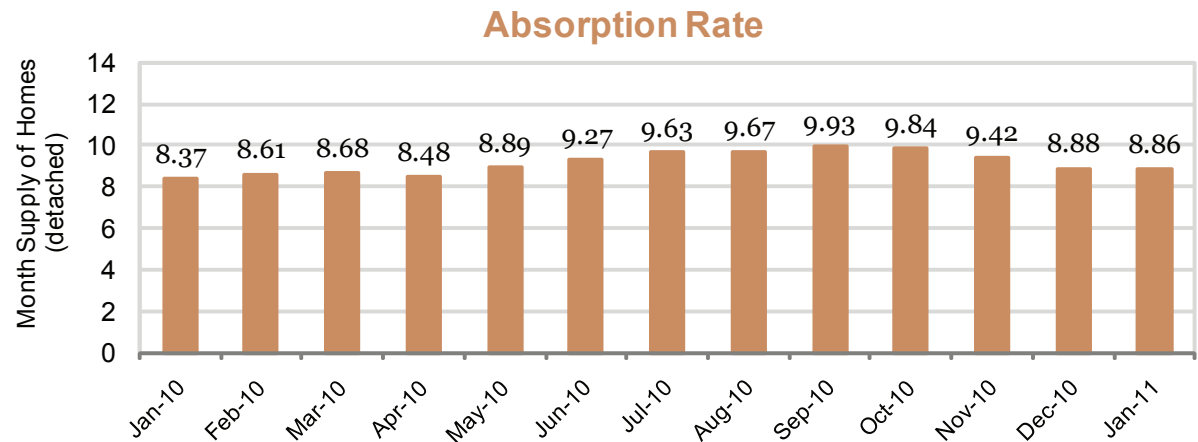
Year	2009	2010	2011
January	9.15	6.26	6.92
February	10.02	6.12	
March	7.18	4.58	
April	6.39	4.01	
May	6.31	7.48	
June	5.81	7.46	
July	6.26	7.61	
August	5.55	7.56	
September	5.74	8.77	
October	5.73	8.79	
November	8.30	9.31	
December	10.16	9.46	



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	
March	9.94	8.68	
April	10.21	8.48	
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.

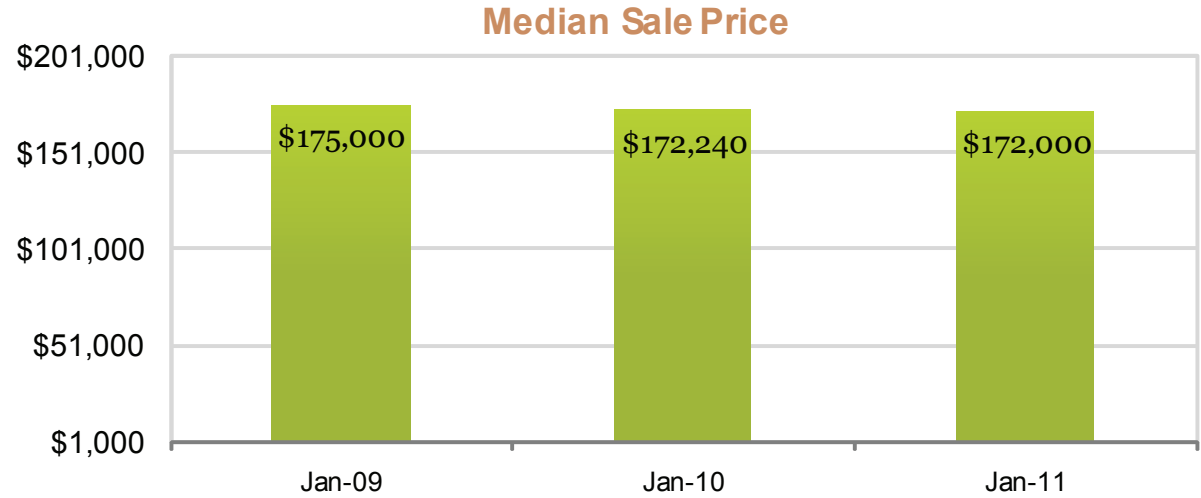
Data is for single-family detached homes

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

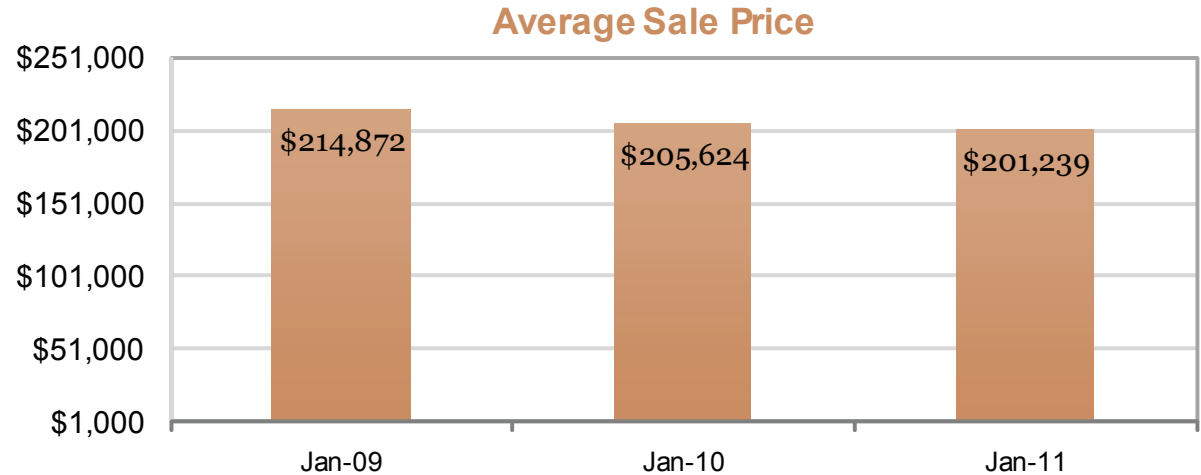
Median Sale Price

Year	2009	2010	2011
January	\$175,000	\$172,240	\$172,000
February	\$184,900	\$169,950	
March	\$184,500	\$175,000	
April	\$175,500	\$175,000	
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	
March	\$218,543	\$211,049	
April	\$206,070	\$205,601	
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

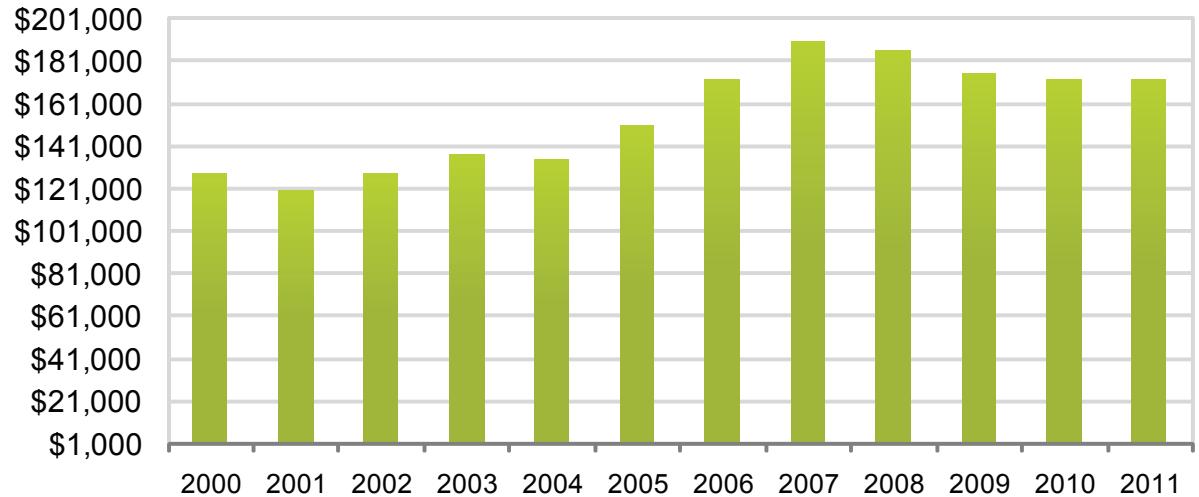
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Home Sales Prices (January only)

Median Sale Price

January	Median Sale Price	% Change From Previous Year
2000	\$127,600	-1.85%
2001	\$119,900	-6.03%
2002	\$127,500	6.34%
2003	\$136,900	7.37%
2004	\$134,150	-2.01%
2005	\$149,900	11.74%
2006	\$172,250	14.91%
2007	\$190,000	10.30%
2008	\$185,000	-2.63%
2009	\$175,000	-5.41%
2010	\$172,240	-1.58%
2011	\$172,000	-0.14%

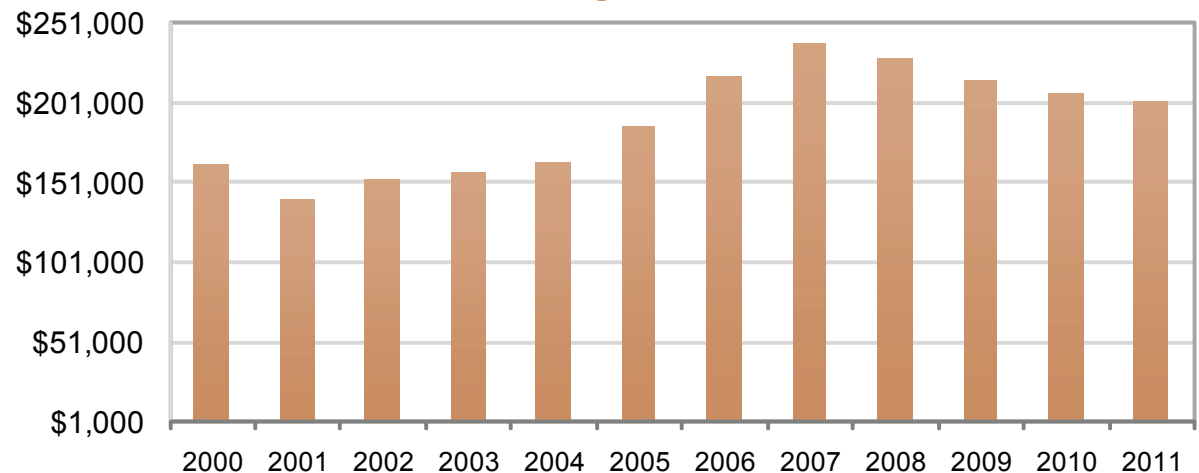
Median Sale Price



Average Sale Price

January	Average Sale Price	% Change From Previous Year
2000	\$161,400	5.00%
2001	\$139,397	-13.63%
2002	\$152,235	9.21%
2003	\$157,015	3.14%
2004	\$163,072	3.86%
2005	\$185,452	13.72%
2006	\$217,238	17.14%
2007	\$237,807	9.47%
2008	\$227,898	-4.17%
2009	\$214,872	-5.72%
2010	\$205,624	-4.30%
2011	\$201,239	-2.13%

Average Sale Price



Data is for single-family detached homes

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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	Jan	1,353	1,434	-5.65%	160	183	-12.57%	1,513	1,617	-6.43%
	Feb		1,349	-100.00%		129	-100.00%		3,095	-100.00%
	Mar		1,701	-100.00%		207	-100.00%		5,003	-100.00%
Pending Sales	Jan	693	740	-6.35%	74	82	-9.76%	767	822	-6.69%
	Feb		779	-100.00%		75	-100.00%		1,676	-100.00%
	Mar		1,077	-100.00%		108	-100.00%		2,861	-100.00%
Closed Sales	Jan	363	349	4.01%	39	43	-9.30%	402	392	2.55%
	Feb		380	-100.00%		44	-100.00%		816	-100.00%
	Mar		634	-100.00%		70	-100.00%		1,520	-100.00%
Dollar Volume of Closed Sales (in millions)	Jan	\$73.0	\$71.8	1.67%	\$5.3	\$6.1	-13.11%	\$78.3	\$77.9	0.51%
	Feb		\$78.5	-100.00%		\$6.2	-100.00%		\$162.6	-100.00%
	Mar		\$133.8	-100.00%		\$11.0	-100.00%		\$307.4	-100.00%
Median Sales Price	Jan	\$172,000	\$172,240	-0.14%	\$135,000	\$144,000	-6.25%			
	Feb		\$169,950	-100.00%		\$130,000	-100.00%	--	--	--
	Mar		\$175,000	-100.00%		\$149,000	-100.00%			
Average Sales Price	Jan	\$201,239	\$205,624	-2.13%	\$134,748	\$141,351	-4.67%			
	Feb		\$206,654	-100.00%		\$141,652	-100.00%	--	--	--
	Mar		\$211,049	-100.00%		\$156,538	-100.00%			
Total Active Listings Available	Jan	4,791	4,766	0.52%	505	566	-10.78%			
	Feb		4,929	-100.00%		589	-100.00%	--	--	--
	Mar		5,091	-100.00%		626	-100.00%			
Average Days on Market	Jan	82	81	1.23%	88	95	-7.37%			
	Feb		82	-100.00%		108	-100.00%	--	--	--
	Mar		76	-100.00%		91	-100.00%			

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	Jan	868	983	-11.70%	New Listings	Jan	243	245	-0.82%
	Feb		948	-100.00%		Feb		211	-100.00%
	Mar		1,121	-100.00%		Mar		301	-100.00%
Pending Sales	Jan	473	517	-8.51%	Pending Sales	Jan	136	142	-4.23%
	Feb		540	-100.00%		Feb		149	-100.00%
	Mar		746	-100.00%		Mar		205	-100.00%
Closed Sales	Jan	255	241	5.81%	Closed Sales	Jan	62	57	8.77%
	Feb		259	-100.00%		Feb		70	-100.00%
	Mar		440	-100.00%		Mar		119	-100.00%
Median Sales Price	Jan	\$172,000	\$174,000	-1.15%	Median Sales Price	Jan	\$158,280	\$162,905	-2.84%
	Feb		\$169,000	-100.00%		Feb		\$176,250	-100.00%
	Mar		\$171,500	-100.00%		Mar		\$165,000	-100.00%
Average Sales Price	Jan	\$201,758	\$205,077	-1.62%	Average Sales Price	Jan	\$170,015	\$190,917	-10.95%
	Feb		\$201,686	-100.00%		Feb		\$202,088	-100.00%
	Mar		\$207,996	-100.00%		Mar		\$179,670	-100.00%
Total Active	Jan	2,942	2,919	0.79%	Total Active	Jan	813	786	3.44%
	Feb		3,072	-100.00%		Feb		789	-100.00%
	Mar		3,149	-100.00%		Mar		821	-100.00%
Average Days on Market	Jan	81	77	5.19%	Average Days on Market	Jan	61	91	-32.97%
	Feb		77	-100.00%		Feb		74	-100.00%
	Mar		72	-100.00%		Mar		67	-100.00%

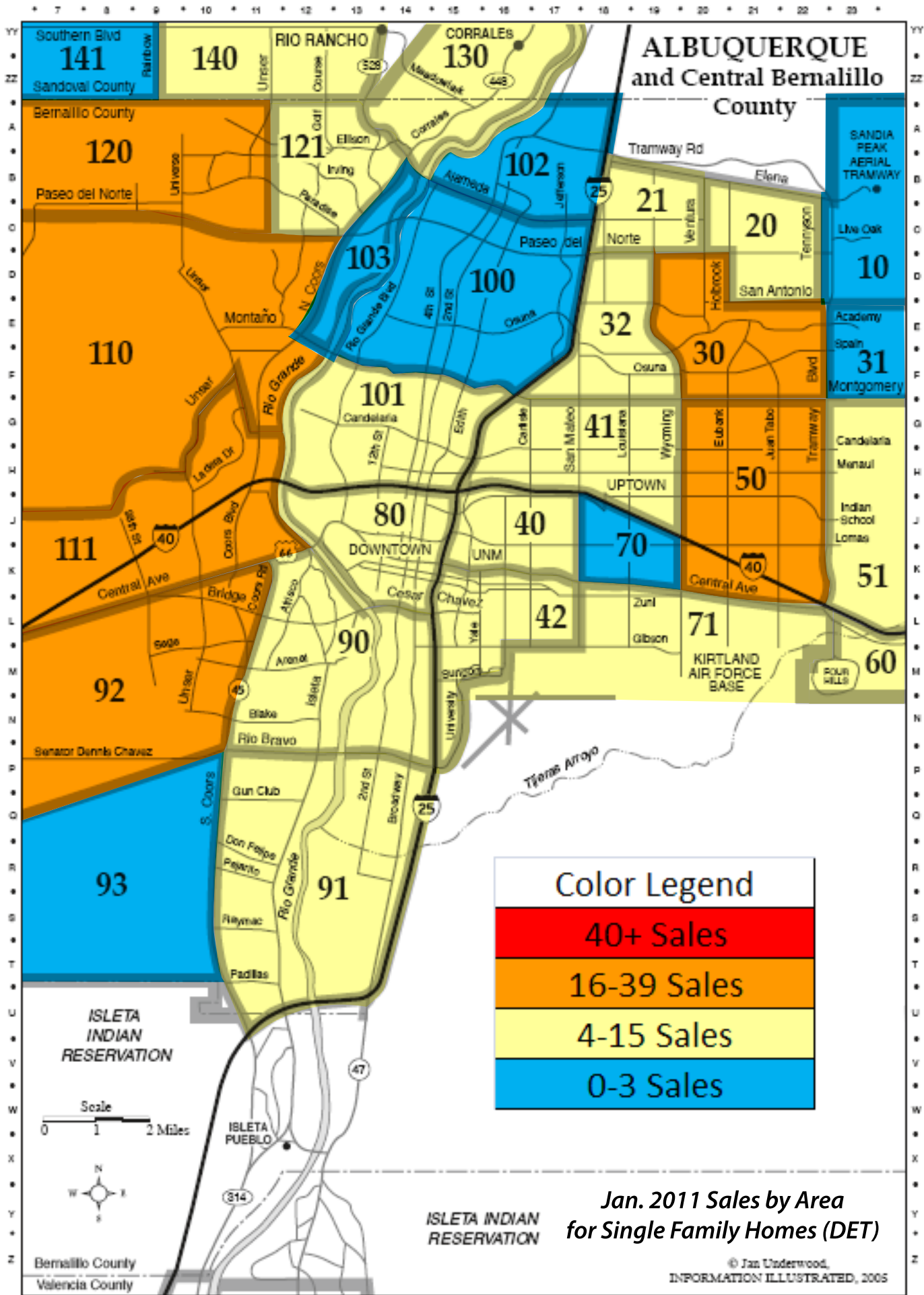
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Market Comparison

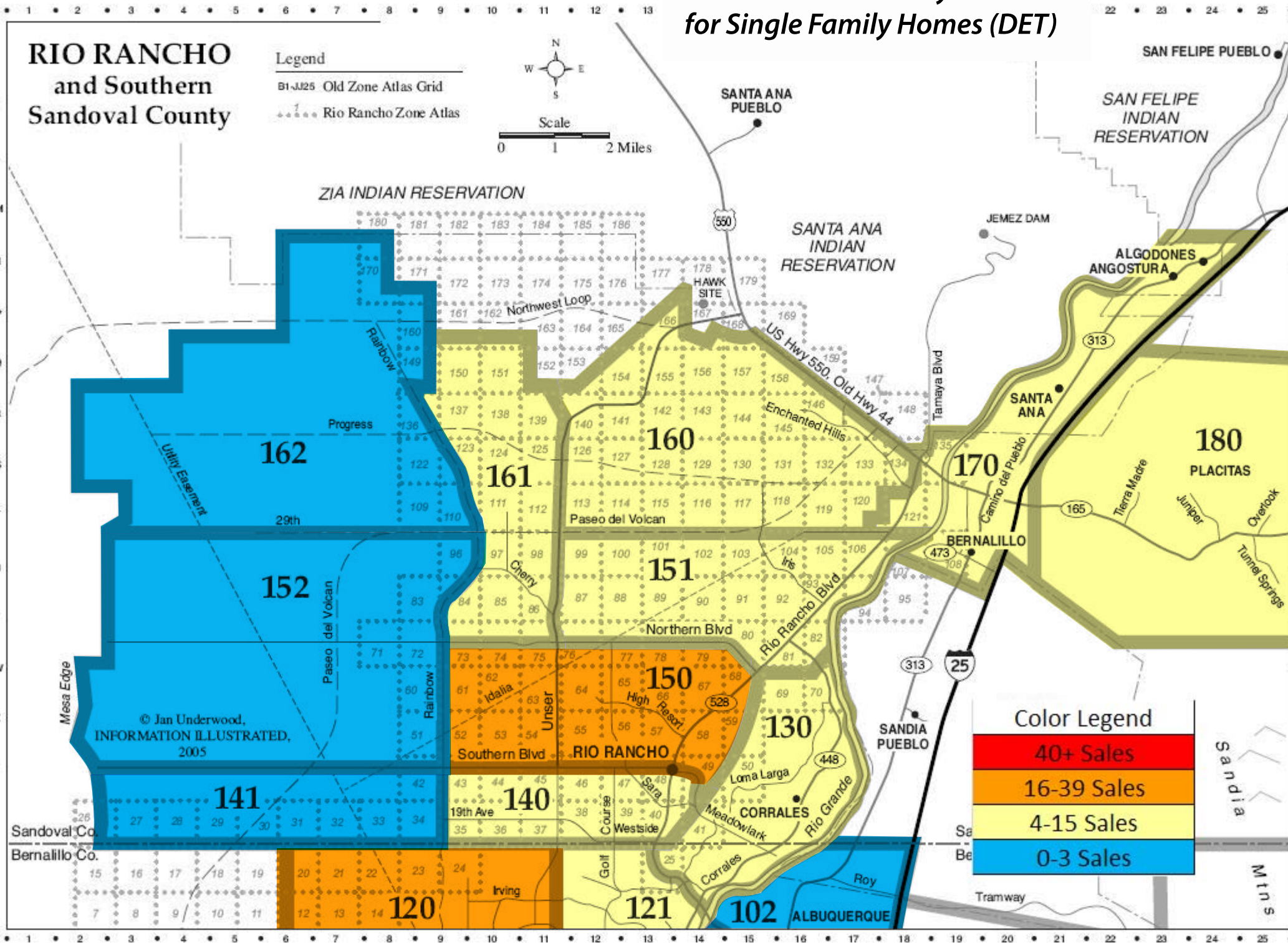
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2011	(DET) 2010	Percent Change	Valencia County		(DET) 2011	(DET) 2010	Percent Change
New Listings	Jan	80	77	3.90%	New Listings	Jan	107	85	25.88%
	Feb		52	-100.00%		Feb		89	-100.00%
	Mar		97	-100.00%		Mar		120	-100.00%
Pending Sales	Jan	30	32	-6.25%	Pending Sales	Jan	34	31	9.68%
	Feb		24	-100.00%		Feb		42	-100.00%
	Mar		39	-100.00%		Mar		59	-100.00%
Closed Sales	Jan	14	19	-26.32%	Closed Sales	Jan	16	23	-30.43%
	Feb		14	-100.00%		Feb		27	-100.00%
	Mar		25	-100.00%		Mar		29	-100.00%
Median Sales Price	Jan	\$207,500	\$255,000	-18.63%	Median Sales Price	Jan	\$162,400	\$139,000	16.83%
	Feb		\$257,450	-100.00%		Feb		\$122,000	-100.00%
	Mar		\$286,900	-100.00%		Mar		\$165,000	-100.00%
Average Sales Price	Jan	\$195,714	\$233,032	-16.01%	Average Sales Price	Jan	\$163,756	\$150,630	8.71%
	Feb		\$263,550	-100.00%		Feb		\$147,061	-100.00%
	Mar		\$302,166	-100.00%		Mar		\$168,961	-100.00%
Total Active	Jan	341	362	-5.80%	Total Active	Jan	454	450	0.89%
	Feb		360	-100.00%		Feb		454	-100.00%
	Mar		378	-100.00%		Mar		478	-100.00%
Average Days on Market	Jan	139	87	59.77%	Average Days on Market	Jan	96	96	0.00%
	Feb		124	-100.00%		Feb		88	-100.00%
	Mar		109	-100.00%		Mar		112	-100.00%

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

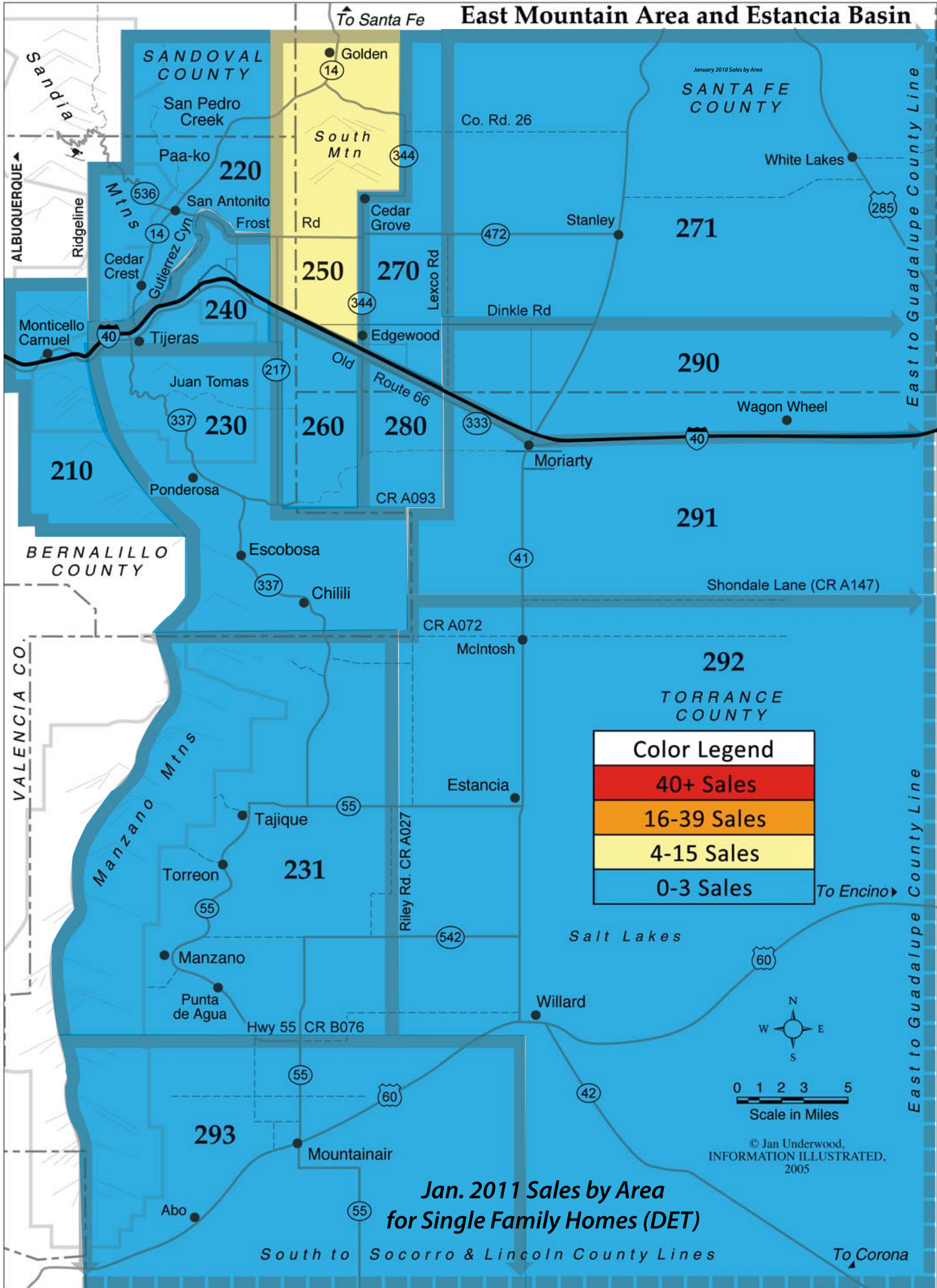


Jan. 2011 Sales by Area for Single Family Homes (DET)

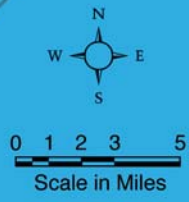


East Mountain Area and Estancia Basin

January 2010 Sales by Area



Color Legend	
	40+ Sales
	16-39 Sales
	4-15 Sales
	0-3 Sales

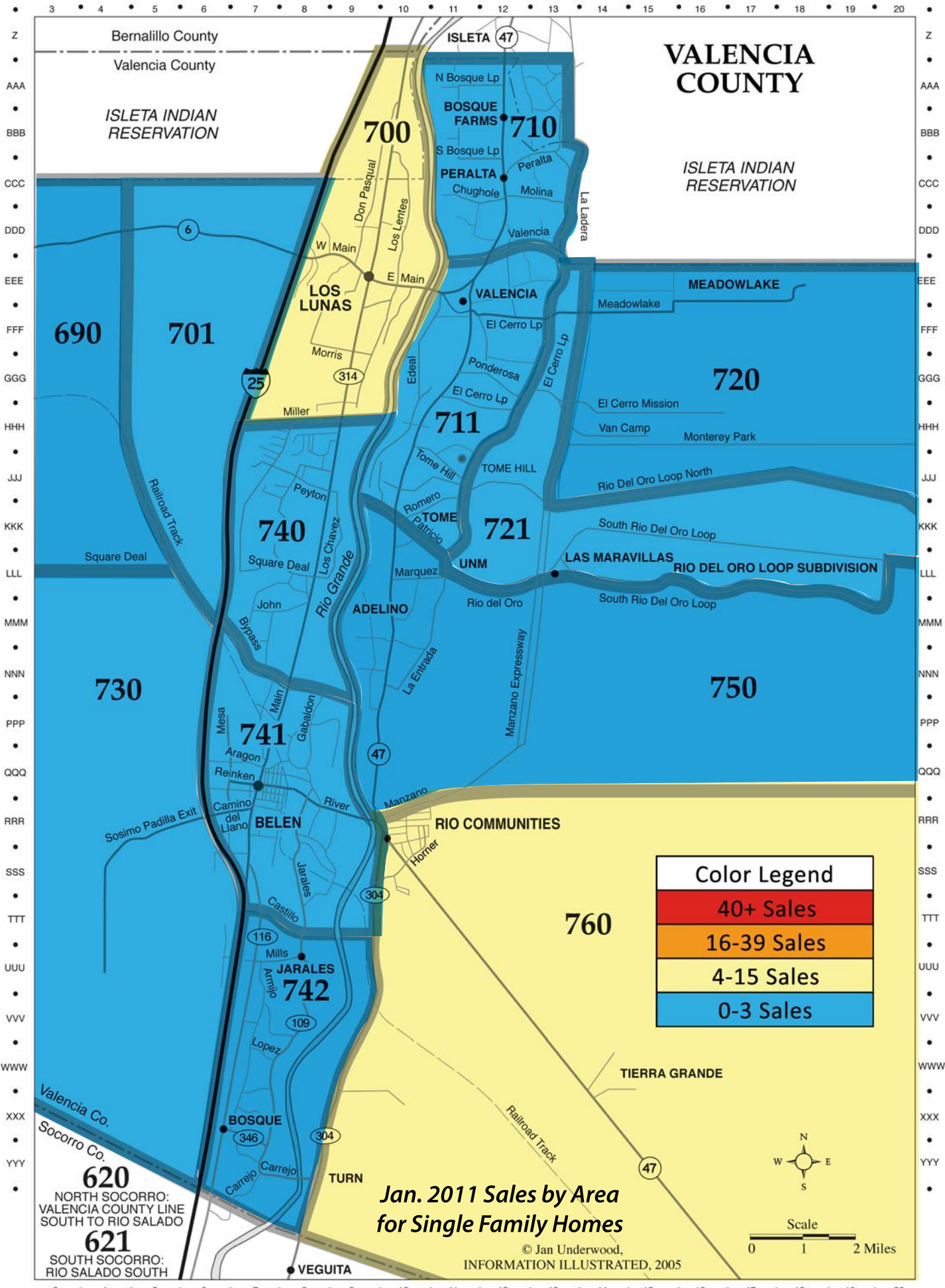


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Jan. 2011 Sales by Area for Single Family Homes (DET)

South to Socorro & Lincoln County Lines

To Corona



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

Meadowlake

El Cerro Lp

Ponderosa

El Cerro Lp

711

720

El Cerro Mission

Van Camp

Monterey Park

740

TOME

721

UNM

LAS MARAVILLAS

RIO DEL ORO LOOP SUBDIVISION

Square Deal

Square Deal

ADELINO

Rio del Oro

South Rio Del Oro Loop

South Rio Del Oro Loop

730

741

750

750

Mesa

Aragon

Manzano

RIO COMMUNITIES

760

Sosimo Padilla Exit

Camino del Llano

River

Manzano

Horner

Reinken

Castillo

Jarales

Manzano

Manzano

Mills

Amplio

116

109

Lopez

Carrejo

346

304

Carrejo

Carrejo

304

47

Valencia Co.

Socorro Co.

304

47

620

742

760

760

NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

JARALES

742

760

621

JARALES

742

760

SOUTH SOCORRO:
RIO SALADO SOUTH

JARALES

742

760

621

JARALES

742

760

621

JARALES

742

760

VEGUITA

TURN

TIERRA GRANDE

