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Monthly Highlights

- Detached home sales in September rose 7.93 percent from the previous year.
- The median sales price for detached homes sales in September increased 4.70 percent from August 2011.
- Pending home sales for single-family detached homes rose from the previous year by 23.14 percent.

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Monthly
Market
REPORT **Sept**
2011

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Market Inventory

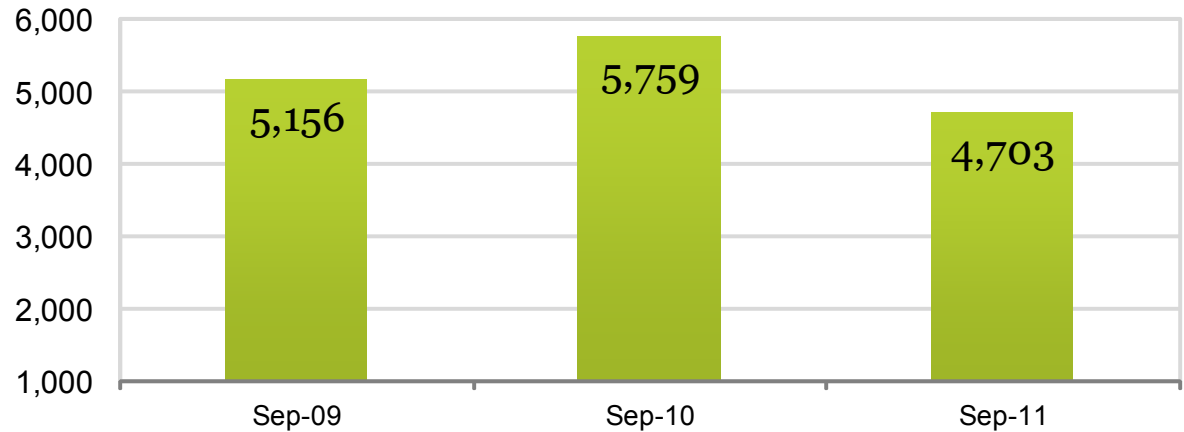
Detached Historical

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	5,068
June	5,480	5,723	5,008
July	5,476	5,803	5,082
August	5,299	5,759	4,973
September	5,156	5,759	4,703
October	4,938	5,481	
November	4,834	5,110	
December	4,630	4,794	

Attached Historical

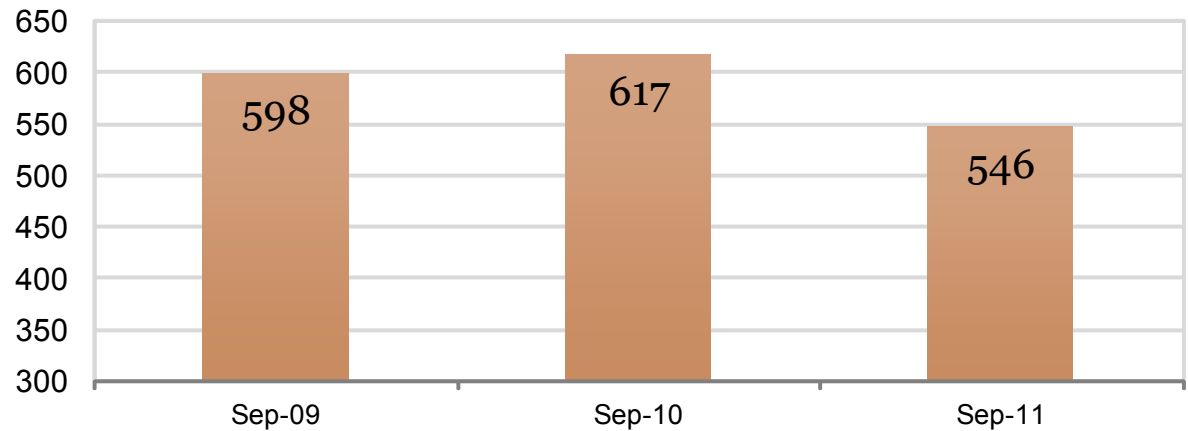
Year	2009	2010	2011
January	616	566	505
February	664	589	511
March	653	626	538
April	655	582	530
May	660	607	557
June	634	623	544
July	652	668	554
August	603	649	538
September	598	617	546
October	590	618	
November	579	574	
December	546	526	

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)

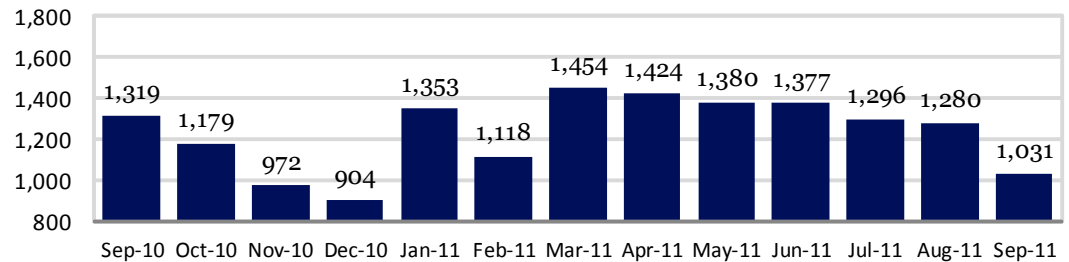
Market Activity

Month	New	Pending	Closed
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
May-11	1,380	899	632
Jun-11	1,377	934	658
Jul-11	1,296	815	625
Aug-11	1,280	878	646
Sep-11	1,031	809	517

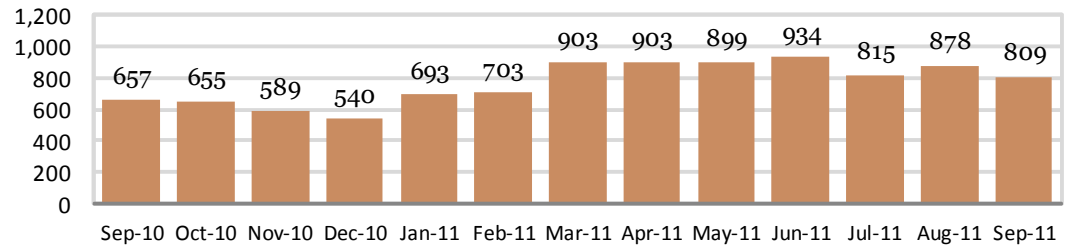
Change from last month/year

	Sep-11	Aug-11	Sep-10
New	1,031	1,280	1,319
% Change	-	-19.45%	-21.83%
Pending	809	878	657
% Change	-	-7.86%	23.14%
Closed	517	646	479
% Change	-	-19.97%	7.93%

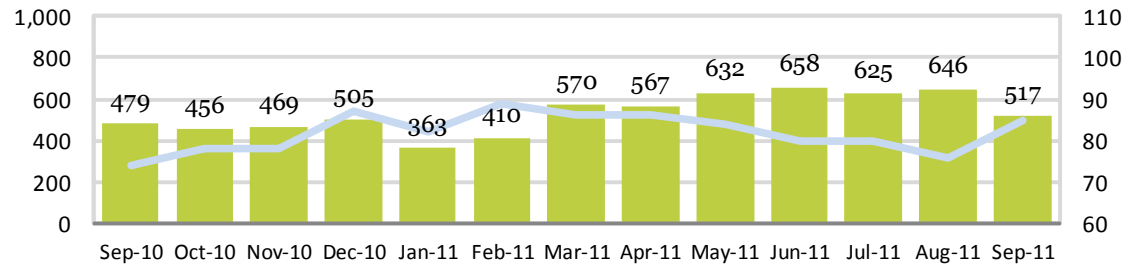
New Listings



Pending Sales



Closed Sales



Closed Sales chart also shows average days on market, indicated by a line. The average days on market for September 2011 detached sales was 85.

Data is for single-family detached homes

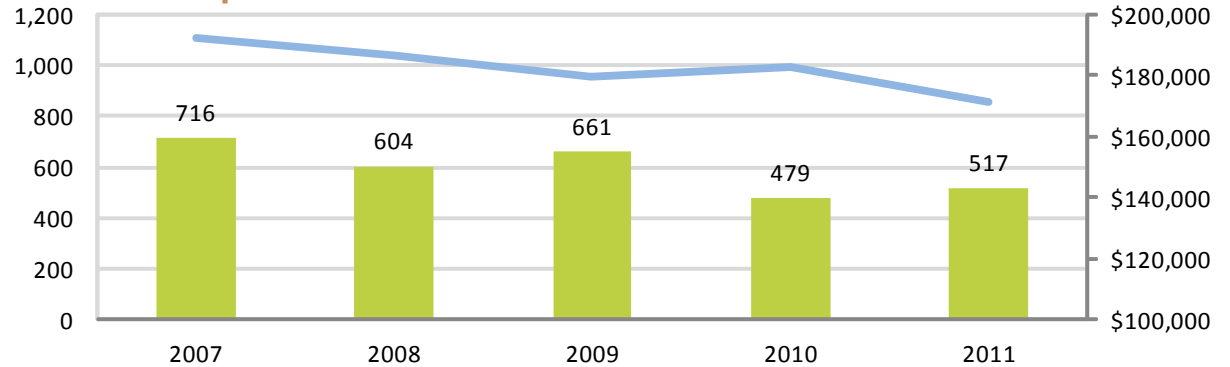
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Homes Sales by Market Area

Single-family detached sales

MLS Area	Area Name	Sep-10	Sep-11
10-121	Albuquerque	325	362
130	Corrales	3	7
140-162	Rio Rancho	90	89
180	Bernalillo	4	6
190	Placitas	6	6
210-293	E. Mountains	24	17
690-760	Valencia Co.	27	30
Total	All	479	517

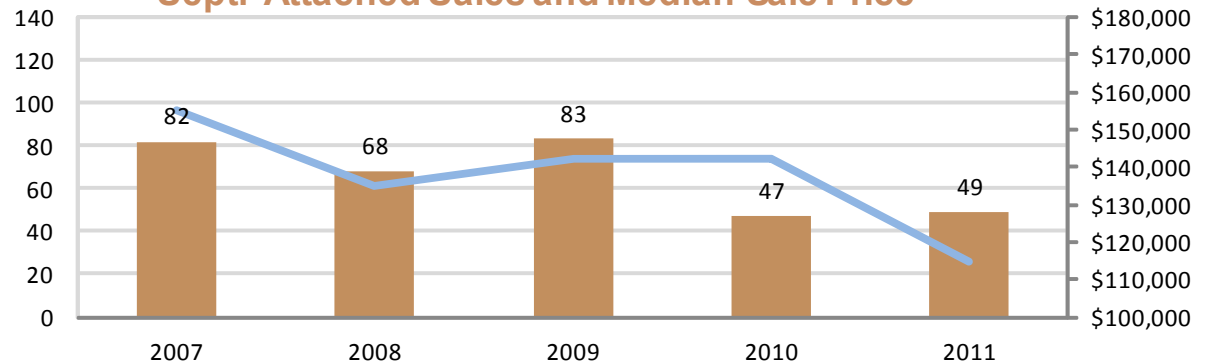
Sept. Detached Sales and Median Sale Price



Condo/townhome (attached) sales

MLS Area	Area Name	Sep-10	Sep-11
10-121	Albuquerque	38	45
130	Corrales	0	0
140-162	Rio Rancho	8	2
180	Bernalillo	0	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	1	2
Total	All	47	49

Sept. Attached Sales and Median Sale Price



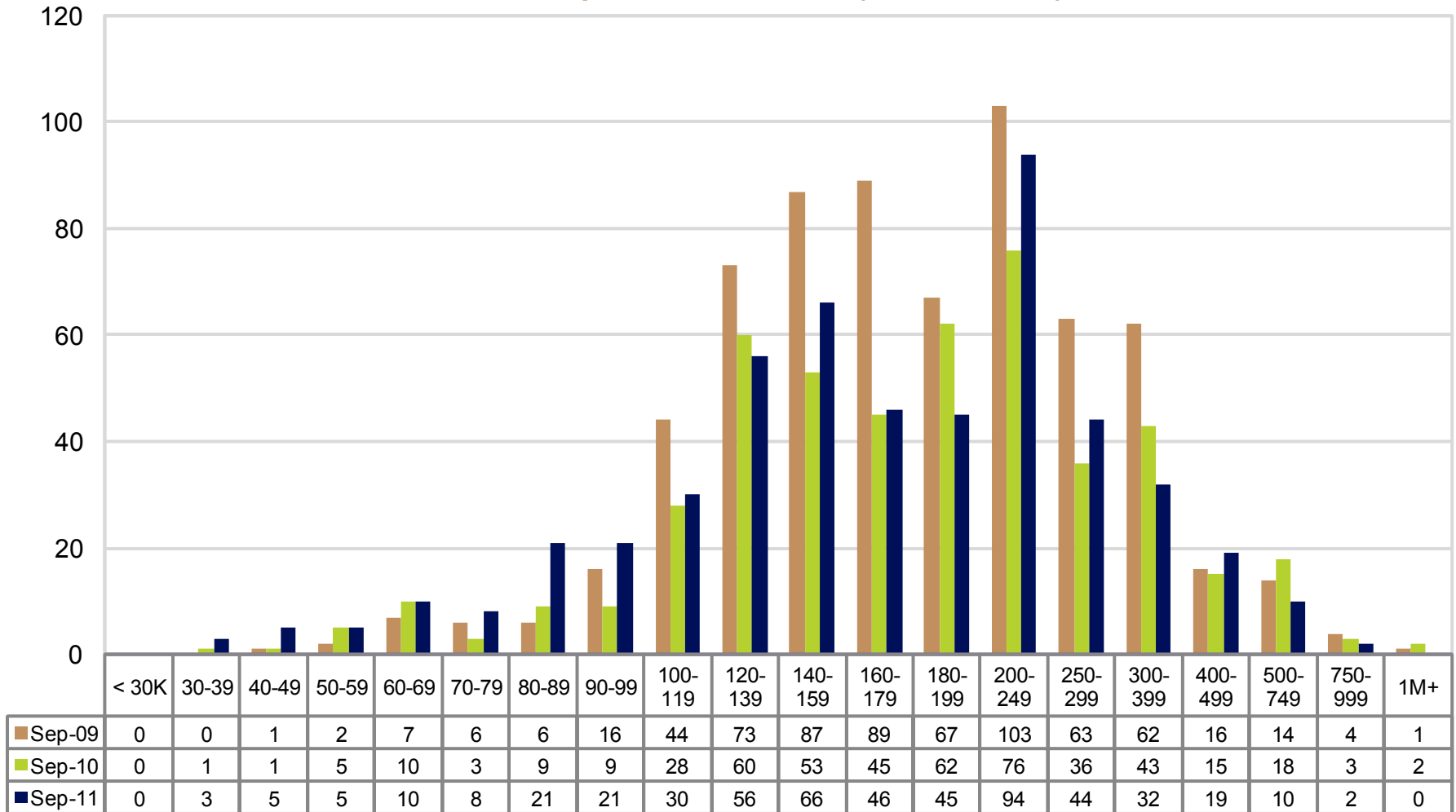
MLS Areas 210-293 include East Mountains and Estancia Basin.
 MLS Areas 690-760 include Belen, Los Lunas, Bosque Farms.

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
September historical (in thousands)



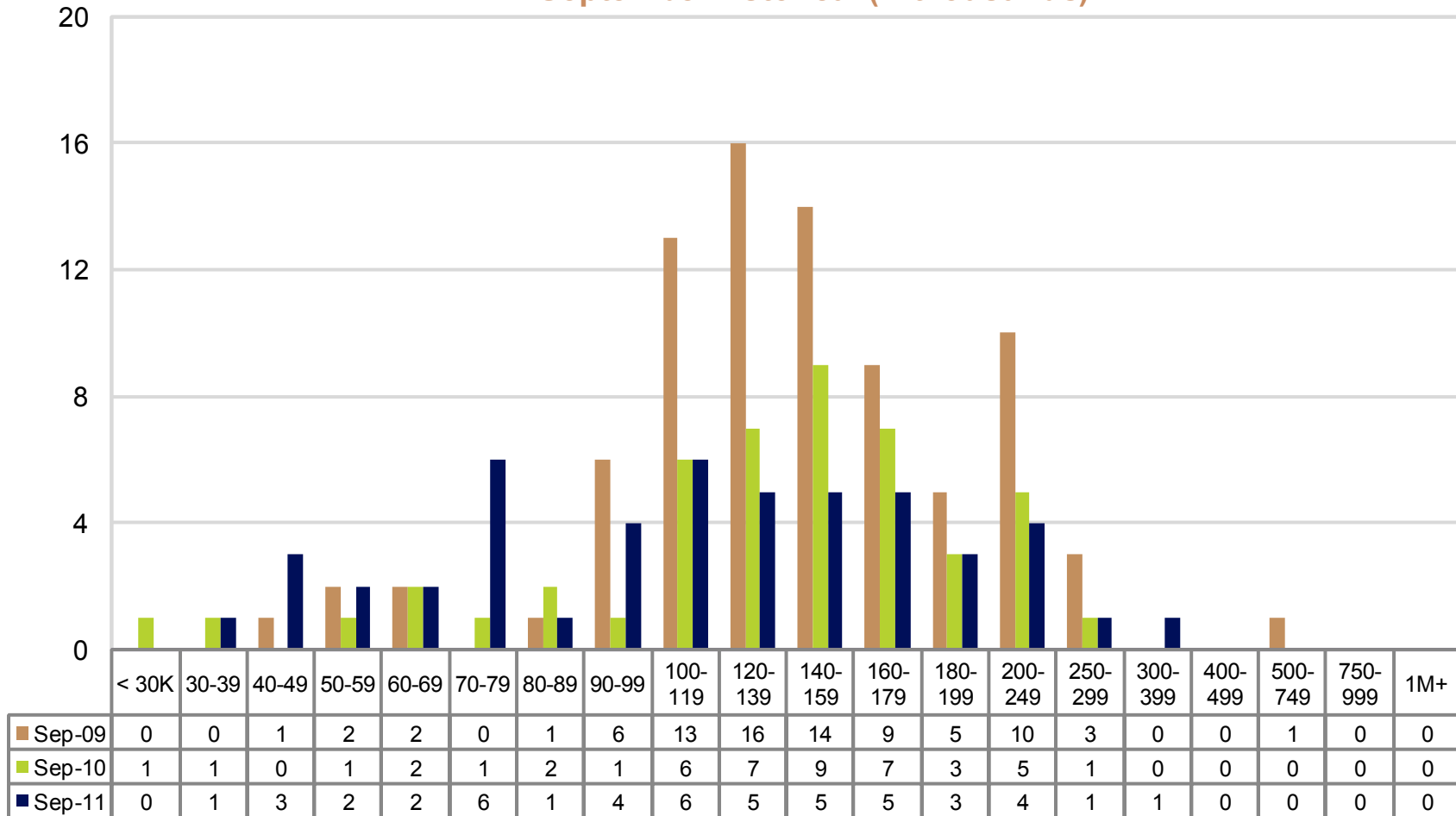
Top Selling Price Range for Detached Homes (for September 2011)

\$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
September historical (in thousands)



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

\$70,000 - \$79,999 and \$100,000 - \$119,999

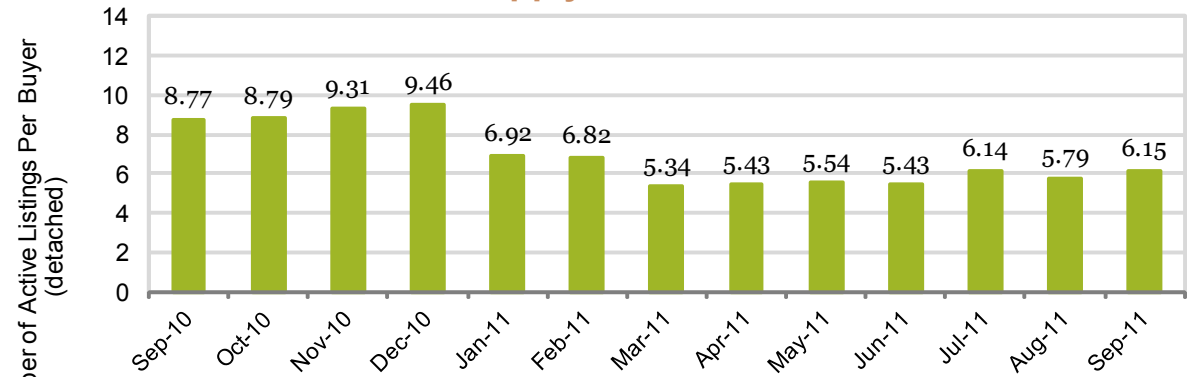
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

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	5.54
June	5.81	7.46	5.43
July	6.26	7.61	6.14
August	5.55	7.56	5.79
September	5.74	8.77	6.15
October	5.73	8.79	
November	8.30	9.31	
December	10.16	9.46	

Supply-Demand

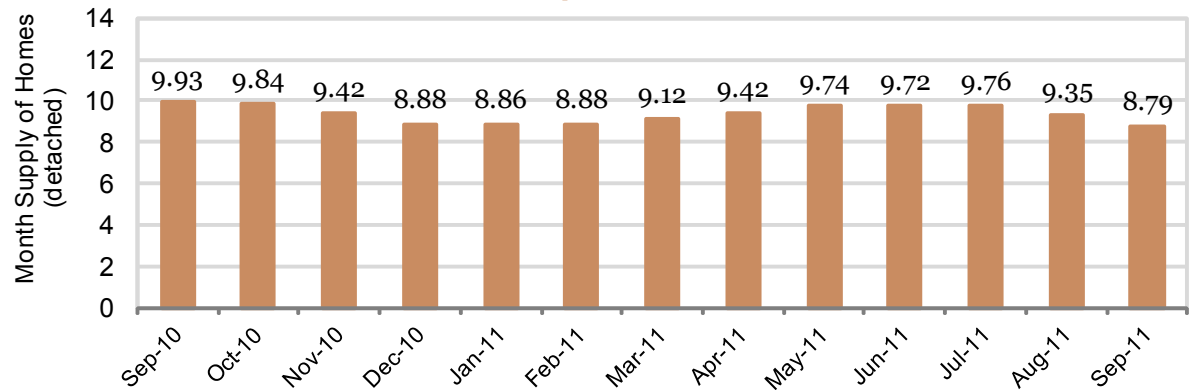


The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

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	9.74
June	10.69	9.27	9.72
July	10.63	9.63	9.76
August	10.32	9.67	9.35
September	9.95	9.93	8.79
October	9.20	9.84	
November	8.69	9.42	
December	8.16	8.88	

Absorption Rate



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.

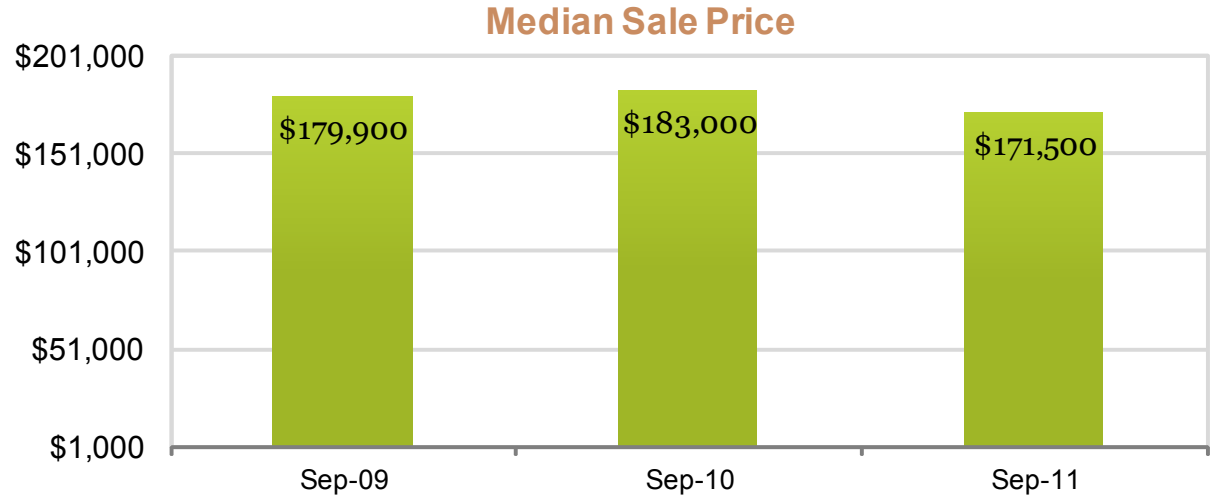
Data is for single-family detached homes

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

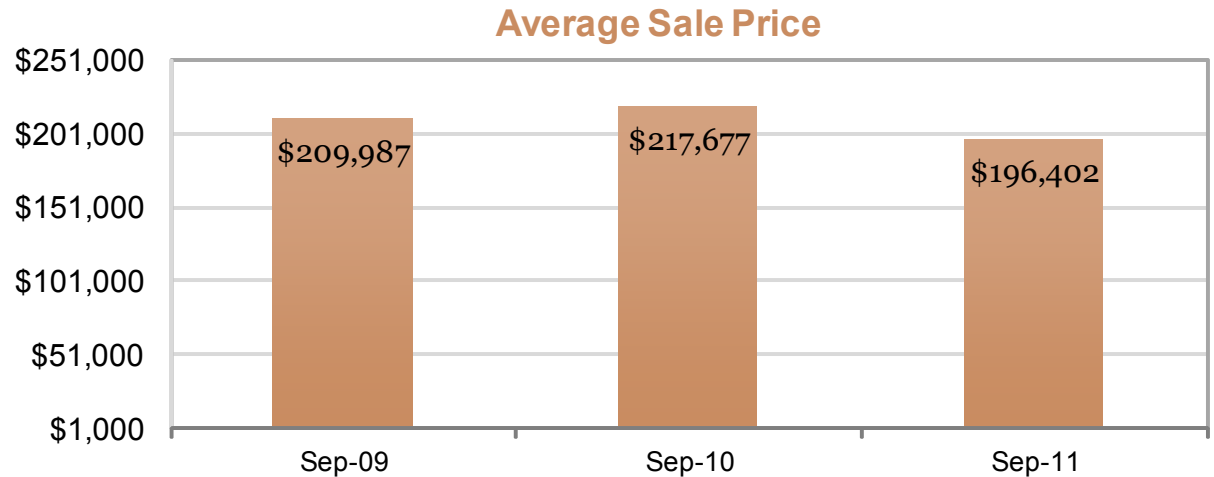
Median Sale Price

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	\$165,000
June	\$185,800	\$181,000	\$166,500
July	\$185,000	\$186,000	\$178,000
August	\$186,000	\$182,500	\$163,808
September	\$179,900	\$183,000	\$171,500
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	\$198,091
June	\$222,183	\$219,723	\$207,042
July	\$224,271	\$230,213	\$210,788
August	\$211,969	\$221,379	\$197,671
September	\$209,987	\$217,677	\$196,402
October	\$209,614	\$225,666	
November	\$209,243	\$220,453	
December	\$216,687	\$217,416	



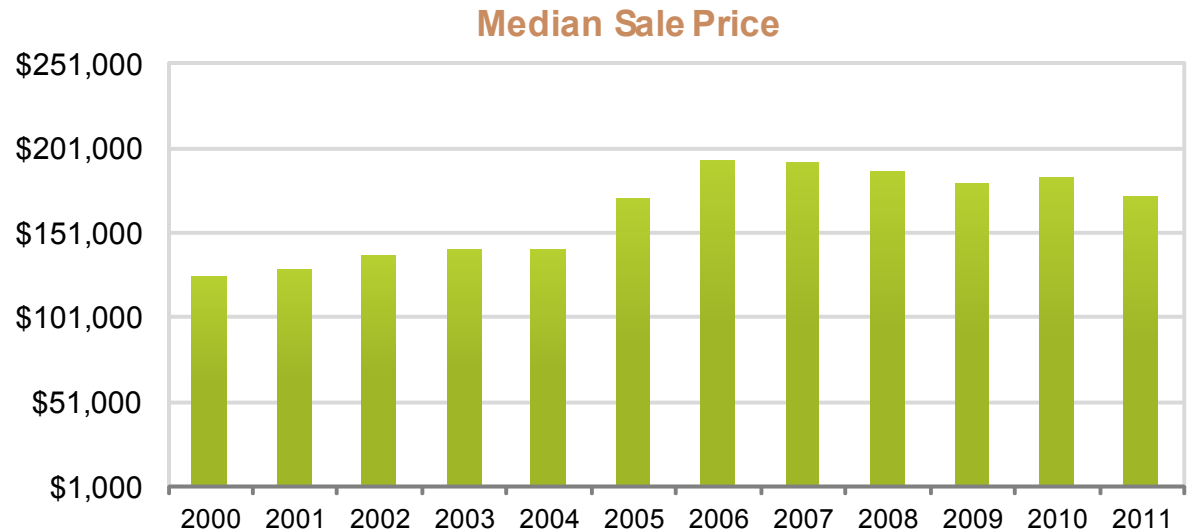
Data is for single-family detached homes

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

Sept. Home Sales Prices - Year to Year

Median Sale Price

Sept.	Median Sale Price	% Change From Previous Year
2000	\$124,945	-2.58%
2001	\$129,000	3.25%
2002	\$137,000	6.20%
2003	\$140,000	2.19%
2004	\$139,900	-0.07%
2005	\$171,000	22.23%
2006	\$193,250	13.01%
2007	\$192,500	-0.39%
2008	\$186,750	-2.99%
2009	\$179,900	-3.67%
2010	\$183,000	1.72%
2011	\$171,500	-6.28%



Average Sale Price

Sept.	Average Sale Price	% Change From Previous Year
2000	\$147,662	1.50%
2001	\$152,671	3.39%
2002	\$170,197	11.48%
2003	\$168,848	-0.79%
2004	\$178,152	5.51%
2005	\$211,997	19.00%
2006	\$226,322	6.76%
2007	\$232,735	2.83%
2008	\$222,947	-4.21%
2009	\$209,987	-5.81%
2010	\$217,677	3.66%
2011	\$196,402	-9.77%



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	Jul	1,296	1,486	-12.79%	138	177	-22.03%	10,363	12,017	-13.76%
	Aug	1,280	1,480	-13.51%	129	164	-21.34%	11,772	13,661	-13.83%
	Sep	1,031	1,319	-21.83%	120	136	-11.76%	12,923	15,116	-14.51%
Pending Sales	Jul	815	752	8.38%	63	53	18.87%	6,352	6,636	-4.28%
	Aug	878	768	14.32%	79	83	-4.82%	7,309	7,487	-2.38%
	Sep	809	657	23.14%	43	60	-28.33%	8,161	8,204	-0.52%
Closed Sales	Jul	625	557	12.21%	53	47	12.77%	4,171	4,513	-7.58%
	Aug	646	511	26.42%	50	45	11.11%	4,867	5,069	-3.99%
	Sep	517	479	7.93%	49	47	4.26%	5,433	5,595	-2.90%
Dollar Volume of Closed Sales (in millions)	Jul	\$131.7	\$128.2	2.73%	\$7.1	\$6.4	10.94%	\$829.6	\$932.7	-11.05%
	Aug	\$127.7	\$113.1	12.91%	\$7.3	\$6.9	5.80%	\$964.6	\$1,052.7	-8.37%
	Sep	\$101.5	\$104.3	-2.68%	\$6.3	\$6.6	-4.55%	\$1,072.4	\$1,163.6	-7.84%
Median Sales Price	Jul	\$178,000	\$186,000	-4.30%	\$142,000	\$130,000	9.23%			
	Aug	\$163,808	\$182,500	-10.24%	\$139,000	\$135,900	2.28%	--	--	--
	Sep	\$171,500	\$183,000	-6.28%	\$115,000	\$142,000	-19.01%			
Average Sales Price	Jul	\$210,788	\$230,213	-8.44%	\$134,417	\$137,206	-2.03%			
	Aug	\$197,671	\$221,379	-10.71%	\$145,332	\$153,150	-5.10%	--	--	--
	Sep	\$196,402	\$217,677	-9.77%	\$128,433	\$140,613	-8.66%			
Total Active Listings Available	Jul	5,082	5,803	-12.42%	554	668	-17.07%			
	Aug	4,973	5,759	-13.65%	538	649	-17.10%	--	--	--
	Sep	4,703	5,759	-18.34%	546	617	-11.51%			
Average Days on Market	Jul	80	72	11.11%	90	87	3.45%			
	Aug	76	77	-1.30%	121	114	6.14%	--	--	--
	Sep	85	74	14.86%	70	67	4.48%			

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	Jul	862	969	-11.04%	New Listings	Jul	212	246	-13.82%
	Aug	841	1,007	-16.48%		Aug	197	241	-18.26%
	Sep	646	870	-25.75%		Sep	187	247	-24.29%
Pending Sales	Jul	566	509	11.20%	Pending Sales	Jul	161	157	2.55%
	Aug	601	526	14.26%		Aug	152	132	15.15%
	Sep	543	428	26.87%		Sep	169	123	37.40%
Closed Sales	Jul	439	400	9.75%	Closed Sales	Jul	113	87	29.89%
	Aug	440	357	23.25%		Aug	113	99	14.14%
	Sep	362	325	11.38%		Sep	89	90	-1.11%
Median Sales Price	Jul	\$178,500	\$190,000	-6.05%	Median Sales Price	Jul	\$170,000	\$159,000	6.92%
	Aug	\$163,808	\$185,000	-11.46%		Aug	\$160,000	\$170,000	-5.88%
	Sep	\$170,000	\$182,000	-6.59%		Sep	\$170,022	\$172,500	-1.44%
Average Sales Price	Jul	\$212,420	\$236,419	-10.15%	Average Sales Price	Jul	\$183,261	\$171,237	7.02%
	Aug	\$198,315	\$227,110	-12.68%		Aug	\$178,467	\$189,253	-5.70%
	Sep	\$193,486	\$220,523	-12.26%		Sep	\$187,702	\$181,119	3.63%
Total Active	Jul	3,111	3,535	-11.99%	Total Active	Jul	740	884	-16.29%
	Aug	3,047	3,554	-14.27%		Aug	735	874	-15.90%
	Sep	2,840	3,581	-20.69%		Sep	718	894	-19.69%
Average Days on Market	Jul	73	69	5.80%	Average Days on Market	Jul	97	70	38.57%
	Aug	71	66	7.58%		Aug	89	81	9.88%
	Sep	80	67	19.40%		Sep	104	79	31.65%

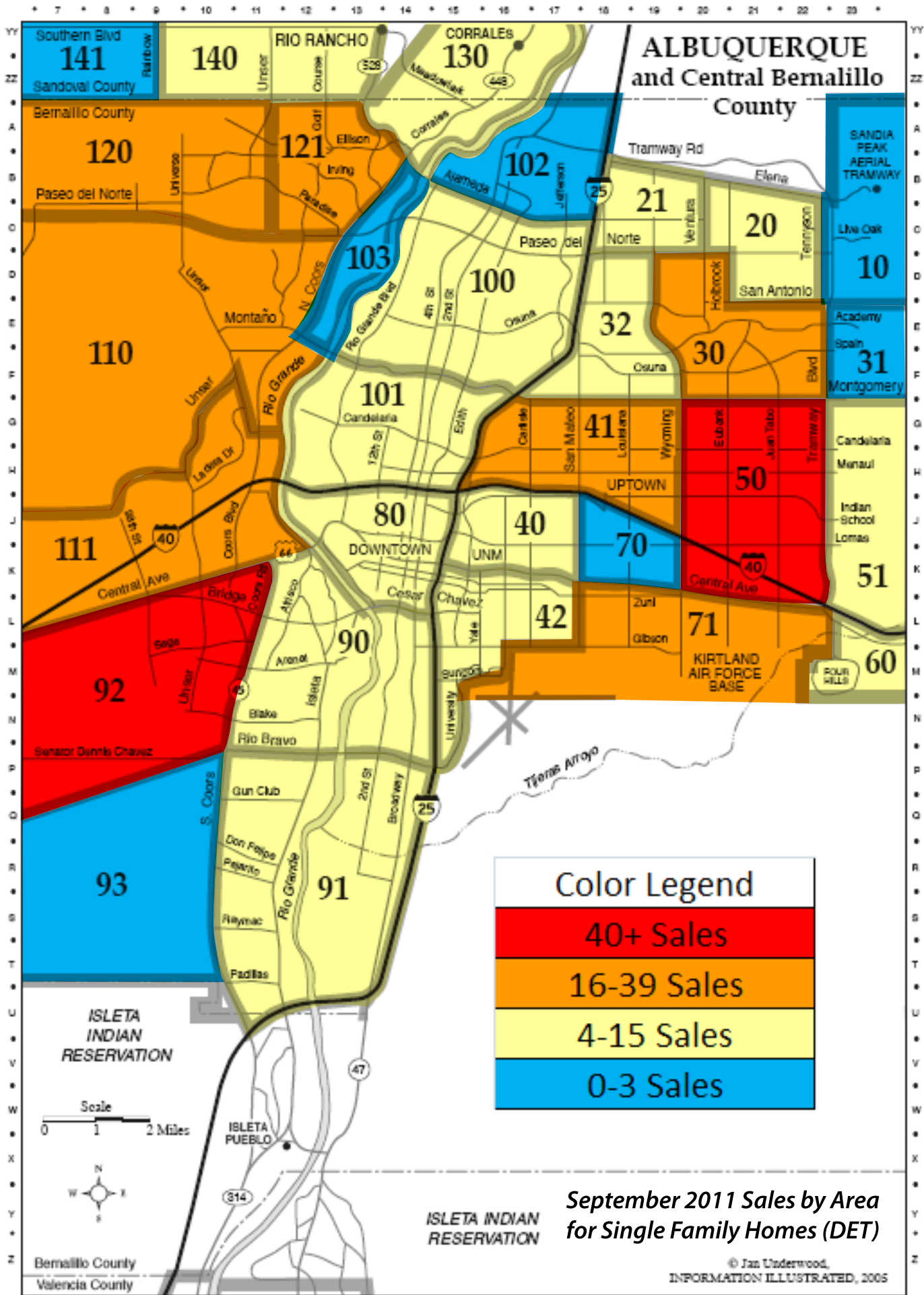
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Market Comparison

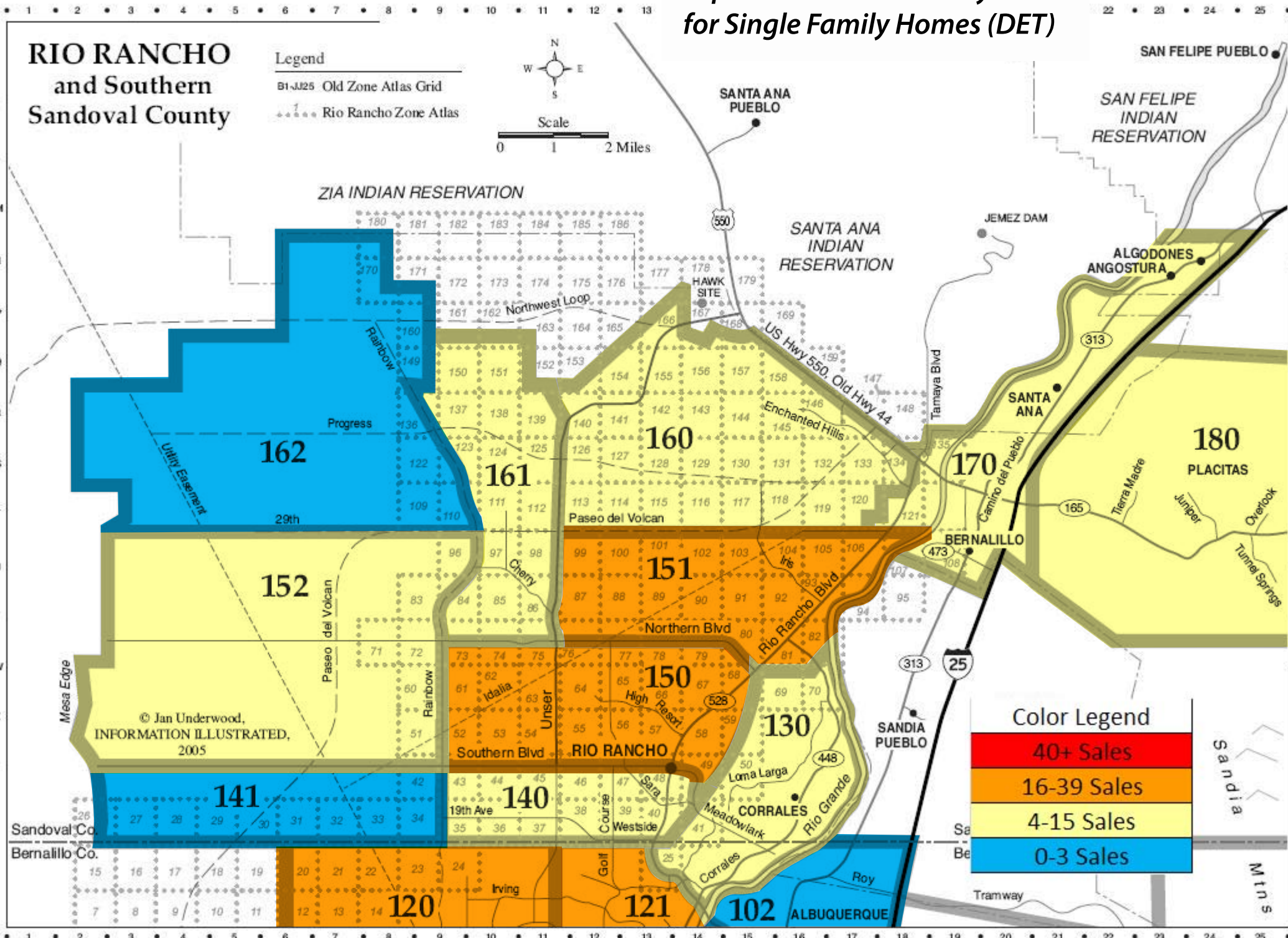
East Mountains/Estancia Basin & Valencia County

East Mountains & Estancia Basin		(DET) 2011	(DET) 2010	Percent Change	Valencia County		(DET) 2011	(DET) 2010	Percent Change
New Listings	Jul	75	102	-26.47%	New Listings	Jul	95	111	-14.41%
	Aug	87	80	8.75%		Aug	91	94	-3.19%
	Sep	74	76	-2.63%		Sep	77	87	-11.49%
Pending Sales	Jul	28	27	3.70%	Pending Sales	Jul	39	34	14.71%
	Aug	34	37	-8.11%		Aug	58	47	23.40%
	Sep	38	35	8.57%		Sep	34	45	-24.44%
Closed Sales	Jul	22	24	-8.33%	Closed Sales	Jul	30	26	15.38%
	Aug	31	15	106.67%		Aug	44	26	69.23%
	Sep	17	24	-29.17%		Sep	30	27	11.11%
Median Sales Price	Jul	\$259,500	\$286,500	-9.42%	Median Sales Price	Jul	\$138,995	\$172,450	-19.40%
	Aug	\$213,500	\$229,000	-6.77%		Aug	\$128,500	\$149,200	-13.87%
	Sep	\$233,000	\$225,000	3.56%		Sep	\$117,750	\$173,500	-32.13%
Average Sales Price	Jul	\$259,484	\$326,642	-20.56%	Average Sales Price	Jul	\$146,906	\$156,808	-6.31%
	Aug	\$234,935	\$258,940	-9.27%		Aug	\$136,515	\$154,668	-11.74%
	Sep	\$244,462	\$232,456	5.16%		Sep	\$132,823	\$180,769	-26.52%
Total Active	Jul	445	522	-14.75%	Total Active	Jul	465	556	-16.37%
	Aug	430	491	-12.42%		Aug	441	555	-20.54%
	Sep	408	473	-13.74%		Sep	428	516	-17.05%
Average Days on Market	Jul	93	81	14.81%	Average Days on Market	Jul	90	109	-17.43%
	Aug	81	148	-45.27%		Aug	88	133	-33.83%
	Sep	95	121	-21.49%		Sep	83	74	12.16%

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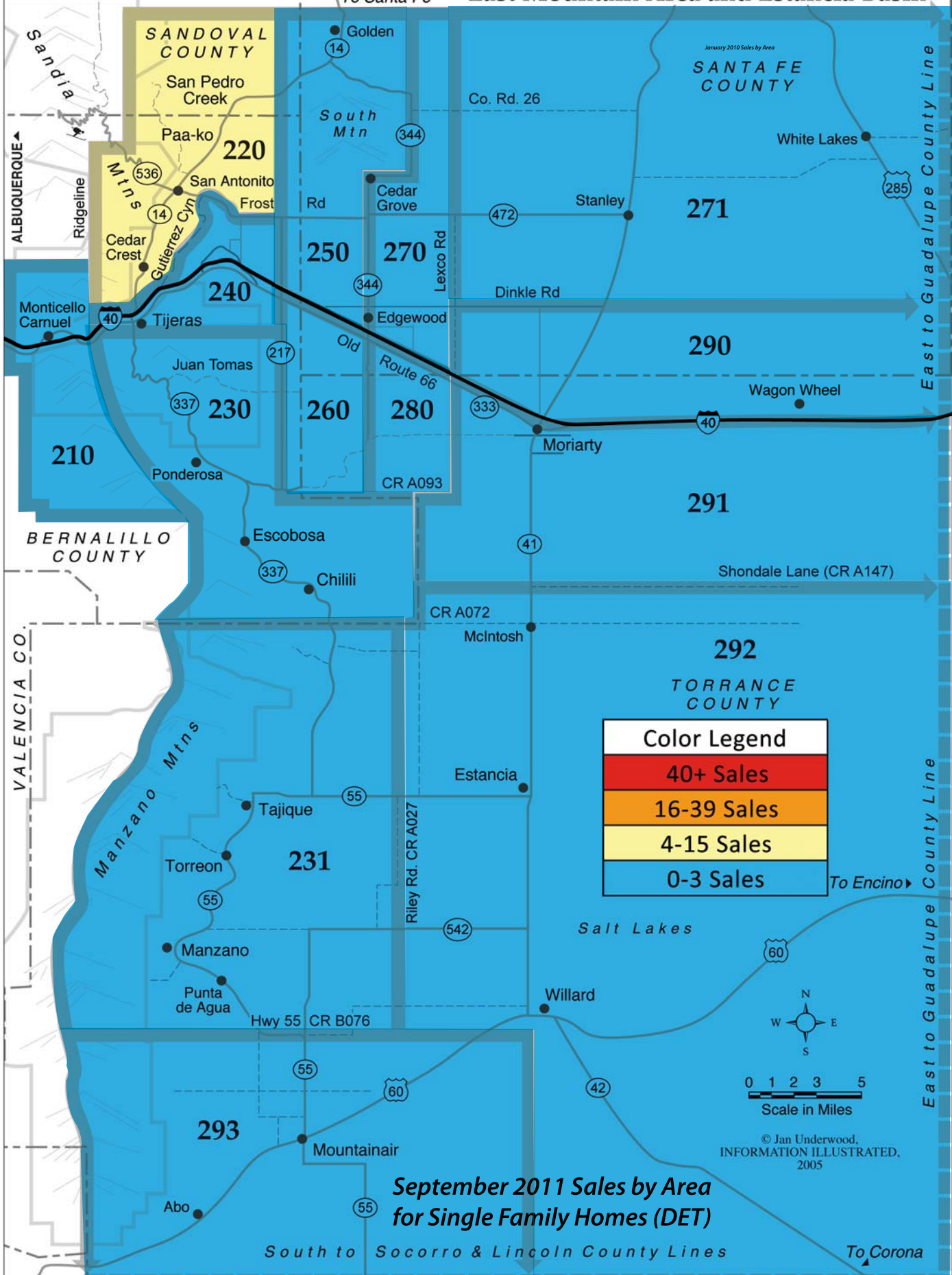


September 2011 Sales by Area for Single Family Homes (DET)



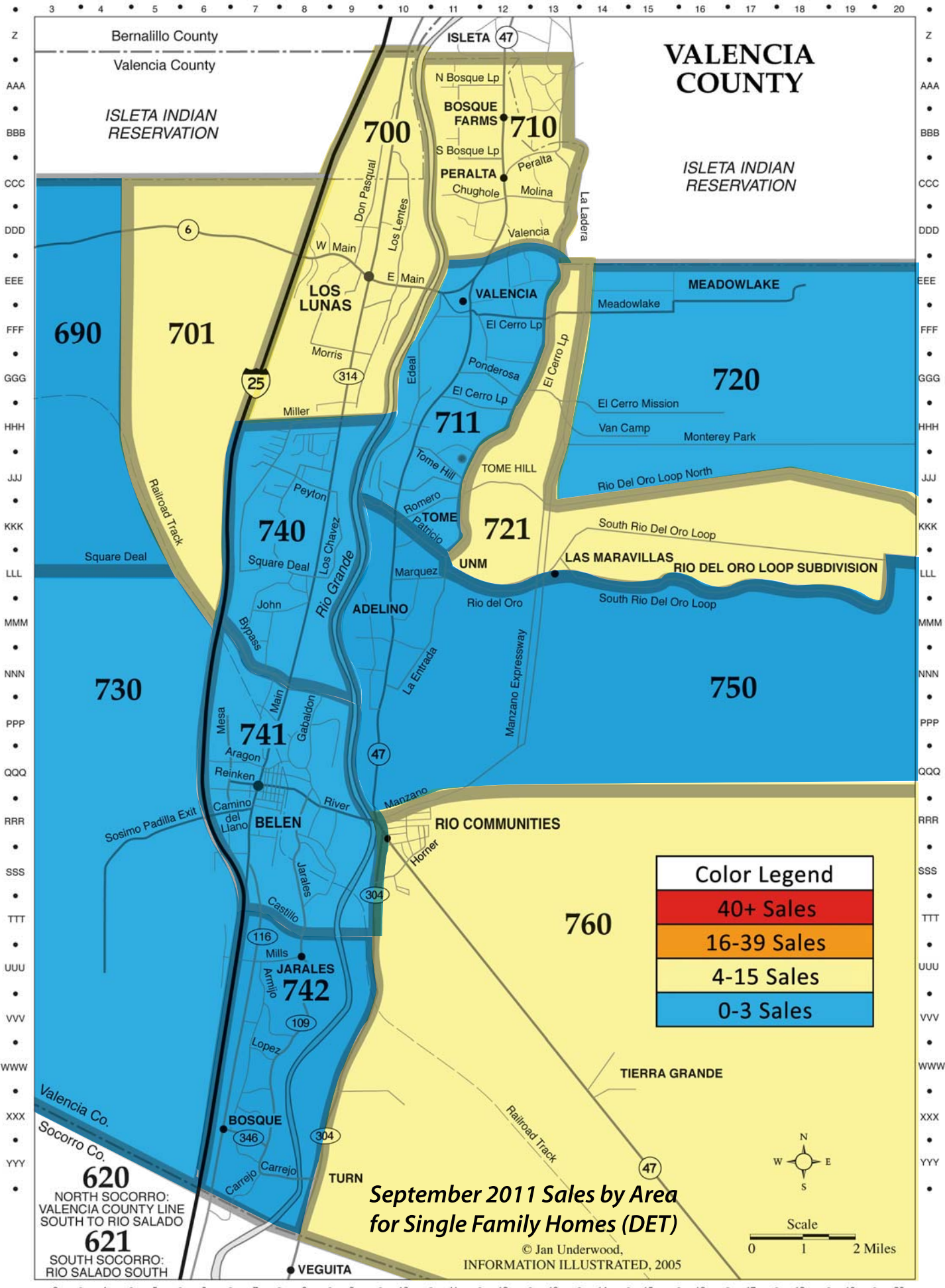
East Mountain Area and Estancia Basin

January 2010 Sales by Area



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

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Bernalillo County
Valencia County
ISLETA INDIAN RESERVATION

VALENCIA COUNTY

ISLETA INDIAN RESERVATION

690

701

700

ISLETA 47

BOSQUE FARMS 710

PERALTA

LOS LUNAS

VALENCIA

MEADOWLAKE

720

711

721

740

730

741

ADELINO

750

760

742

JARALES

RIO COMMUNITIES

620
NORTH SOCORRO:
VALENCIA COUNTY LINE
SOUTH TO RIO SALADO

621
SOUTH SOCORRO:
RIO SALADO SOUTH

TURN

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

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