

For Immediate Release  
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### April 2010 Home Sales Trends Continue to Improve

The number of single-family home sales in New Mexico in April increased 14.4% from April 2009 and is up .7% from March 2010. 1,223 sales were reported to the REALTORS Association of New Mexico (RANM) for April 2010. Activity continues to reflect buyers out to beat the deadline (April 30) for tax credits.

The median sales price of a New Mexico home during April 2010 was \$175,000. The April median sales price is 2.9% higher than March's median and 1.4% higher than the April 2009 median.

Bernalillo County continues to report the highest number of sales, as expected. Thirteen of the reporting counties showed an increase in number of sales from April 2009 to April 2010.

April 2010 median prices range from a low of \$30,000 in Cibola County to a high of \$325,000 in Los Alamos County. Santa Fe County (includes city of Santa Fe) and Taos County posted \$250,000+ medians; Bernalillo County showed a 2.3% increase in median prices from March 2010 to April 2010, resulting in a median price of \$180,000, slightly higher than even April 2009 median.

Year to date sales for 2010 (January through April) show an 13.2% increase with a 2% decrease in median price. 3,964 homes sold during the first four months of 2010, compared to 3,501 during the same period in 2009. Activity is still under 2008 figures, but continues on a steady increase.

Year to date 2010 median price was \$171,500 compared to \$175,000 during the first four months of 2009. 2010's median is just over 7% less than the year to date median for 2008 reflecting distressed sales which continue to make up a larger than usual portion of the activity.

Steven Anaya, Executive Vice President of the REALTORS Association of New Mexico said "Home sales activity seems to be on the upswing. The real test of a sustained recovery will come now that tax credit incentives have expired. Preliminary pending home sales numbers, continued low mortgage rates, and other economic predictions indicate improvement will continue, but there are still bumps in the road. According to a recent NATIONAL ASSOCIATION OF REALTORS survey, difficulty in obtaining a mortgage has replaced expectations that prices may fall as the most important factor in limiting clients."

**Statistical information and trends are based on information furnished by New Mexico Member Boards and MLSs to U. S. House Stats.** Current reporting participants are: Greater Albuquerque Association of REALTORS, Las Cruces Association of REALTORS MLIS, New Mexico Multi-Board MLS (Angel Fire, Artesia, Carlsbad, Clovis, Deming, Gallup, Grants, Hobbs, Las Vegas, Sierra County areas), Otero County Board of REALTORS, Ruidoso/Lincoln County Association of REALTORS, Santa Fe Association of REALTORS, San Juan County Board of REALTORS, Silver City Regional Association of REALTORS, and the Taos Association of REALTORS. Reports represent single family residential data only. Information does not necessarily represent all activity in any market/county. Figures based on reports run 5/20/2010 – 5/24/2010.

Visit [www.nmrealtor.com](http://www.nmrealtor.com) (housing trends) for county and board statistics.

*The REALTORS Association of New Mexico is one of the state's largest trade associations, representing over 6,000 members involved in all aspects of the residential and commercial real estate market.*