

## Metropolitan Albuquerque Housing Trends - April 2005

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

	Average \$ 2004	Average \$ 2005	Median \$ 2004	Median \$ 2005	Interest Rate '04	Interest Rate '05	2004 Sales	2005 Sales	Pending 2004	Pending 2005	New Listings '05 R1 / R2	New Listings
<b>April</b>												
Class R1	\$178,077	\$197,770	\$144,000	\$155,000	5.57%	5.46%	836	937	1116	1370	1,661 / 142	1,803
Class R2	\$123,372	\$130,438	\$112,000	\$119,000			<u>85</u>	<u>92</u>	<u>131</u>	<u>133</u>		
							921	1029	1247	1503		

April 2005 Sales Class R1			April 2005 Sales Class R2			April 2005 Pending Class R1			April 2005 Pending Class R2		
Areas			Areas			Areas			Areas		
10-120	662		10-120	80		10-120	998		10-120	105	
Area 130	13		Area 130	1		Area 130	14		Area 130	1	
Areas 140-160	153		Areas 140-160	7		Areas 140-160	214		Areas 140-160	17	
Area 170	2		Area 170	1		Area 170	3		Area 170	0	
Area 180	12		Area 180	0		Area 180	17		Area 180	0	
Areas 210-290	44		Areas 210-290	0		Areas 210-290	56		Areas 210-290	0	
Areas 690-760	<u>51</u>		Areas 690-760	<u>3</u>		Areas 690-760	<u>68</u>		Areas 690-760	<u>10</u>	
<b>TOTAL:</b>	<b>937</b>		<b>TOTAL:</b>	<b>92</b>		<b>TOTAL:</b>	<b>1,370</b>		<b>TOTAL:</b>	<b>133</b>	

April 2005 Sales Class R1 & R2 By Price Range Areas 10-180, 210-290, 690-760			
Class R1		Class R2	
\$1-\$99,999	83	\$1-\$99,999	33
\$100,000-\$199,999	558	\$100,000-\$199,999	51
\$200,000-\$299,999	159	\$200,000-\$299,999	7
\$300,000-\$399,999	70	\$300,000-\$399,999	0
\$400,000-\$499,999	37	\$400,000-\$499,999	1
\$500,000-\$999,999	28	\$500,000-\$999,999	0
Over \$1,000,000	<u>2</u>	Over \$1,000,000	<u>0</u>
<b>TOTAL:</b>	<b>937</b>	<b>TOTAL:</b>	<b>92</b>

Total Active Listings Class R1 & R2 As of May 10, 2005	
Class R1 Active as of May 10, 2005:	1,900
Class R2 Active as of May 10, 2005:	<u>199</u>
<b>TOTAL:</b>	<b>2,099</b>

YTD Sales as of May 10, 2005: **3,716**

(Total sales reported between January 1, 2005 and the end of April, 2005, in Classes R1 & R2)

\*YTD sales = total sales reported on May 10th; actual sales will be higher due to input of sales into MLS after May 10th.

**Sold & Closed Existing Single-Family Homes**  
**Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)**

	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
<b>January</b>	239	324	338	481	425	413	357	335	399	376	420	536	598	533	712
<b>February</b>	276	375	428	468	458	479	384	448	488	431	482	566	627	674	808
<b>March</b>	385	608	508	635	523	571	455	643	632	680	674	653	799	833	919
<b>April</b>	481	602	522	581	466	492	526	580	568	545	723	726	848	921	1029
<b>May</b>	503	521	579	643	549	410	646	658	663	634	837	791	938	1029	
<b>June</b>	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	
<b>July</b>	509	621	670	594	707	669	692	729	717	664	864	878	1110	1131	
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	906	1054	1146	
<b>September</b>	462	603	682	641	583	538	596	621	619	575	662	747	986	1022	
<b>October</b>	400	631	592	573	625	566	599	616	552	582	671	798	864	1001	
<b>November</b>	364	588	534	540	525	486	488	520	517	521	594	727	679	900	
<b>December</b>	413	563	625	546	528	498	483	559	508	354	557	684	731	916	
<b>TOTALS</b>	<b>5,071</b>	<b>6,690</b>	<b>6,876</b>	<b>7,082</b>	<b>6,783</b>	<b>6,434</b>	<b>6,430</b>	<b>7,054</b>	<b>7,077</b>	<b>6,740</b>	<b>7,989</b>	<b>8,871</b>	<b>10,216</b>	<b>11,263</b>	<b>3468</b>

<b>April 2004 vs. April 2005:</b>	<b>108 More Sales</b>	<b>+ 11.73%</b>
<b>March 2005 vs. April 2005:</b>	<b>110 More Sales</b>	<b>+ 11.97%</b>
<b>Year to Date 2004 vs. 2005:</b>	<b>507 More Sales</b>	<b>+ 17.12%</b>