

## Metropolitan Albuquerque Housing Trends - December 2005

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

DECEMBER	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	
<b>DECEMBER</b>												
Class R1	\$189,803	\$216,232	\$150,000	\$175,000	5.37%	5.78%	824	924	724	787	1,049	92
Class R2	\$112,621	\$139,393	\$110,500	\$128,400			<u>92</u>	<u>116</u>	<u>82</u>	<u>94</u>		
							916	1040	806	881		

DECEMBER 2005 Sales Class R1			DECEMBER 2005 Sales Class R2			DECEMBER 2005 Pending Class R1			DECEMBER 2005 Pending Class R2		
<b>Areas</b>	10-121	650	<b>Areas</b>	10-121	103	<b>Areas</b>	10-121	561	<b>Areas</b>	10-121	83
Area	130	11	Area	130	2	Area	130	10	Area	130	1
Areas	140-162	127	Areas	140-162	4	Areas	140-162	121	Areas	140-162	4
<b>Area</b>	170	4	<b>Area</b>	170	1	<b>Area</b>	170	3	<b>Area</b>	170	1
<b>Area</b>	180	14	<b>Area</b>	180	0	<b>Area</b>	180	12	<b>Area</b>	180	0
Areas	210-293	46	Areas	210-293	0	Areas	210-293	30	Areas	210-293	0
Areas	690-760	<u>72</u>	Areas	690-760	<u>6</u>	Areas	690-760	<u>50</u>	Areas	690-760	<u>5</u>
<b>TOTAL:</b>		<b>924</b>	<b>TOTAL:</b>		<b>116</b>	<b>TOTAL:</b>		<b>787</b>	<b>TOTAL:</b>		<b>94</b>

### DECEMBER 2005 Sales

#### Class R1 & R2

#### By Price Range

Areas 10-180, 210-293, 690-760

Class R1		Class R2	
<b>\$1-\$99,999</b>	53	<b>\$1-\$99,999</b>	30
<b>\$100,000-\$199,999</b>	501	<b>\$100,000-\$199,999</b>	66
<b>\$200,000-\$299,999</b>	227	<b>\$200,000-\$299,999</b>	18
<b>\$300,000-\$399,999</b>	69	<b>\$300,000-\$399,999</b>	2
<b>\$400,000-\$499,999</b>	38	<b>\$400,000-\$499,999</b>	0
<b>\$500,000-\$999,999</b>	33	<b>\$500,000-\$999,999</b>	0
<b>Over \$1,000,000</b>	<u>3</u>	<b>Over \$1,000,000</b>	<u>0</u>
<b>TOTAL:</b>	<b>924</b>	<b>TOTAL:</b>	<b>116</b>

### Total Active Listings

#### Class R1 & R2

As of DECEMBER 31, 2005

Class R1 Active as of DECEMBER 31, 2005:	2,044
Class R2 Active as of DECEMBER 31, 2005:	<u>167</u>
<b>TOTAL:</b>	<b>2,211</b>

**YTD Sales as of DECEMBER 31, 2005: 14,137**

*(Total sales reported between January 1, 2005 & DECEMBER end, 2005 in Classes R1 & R2)*

\*YTD Sales = Total sales reported on 1-10-2006; Actual sales will be higher due to sales input into MLS after 1-10-2006.

## 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	1300
<b>June</b>	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	1295
<b>July</b>	509	621	670	594	707	669	692	729	717	664	864	878	1110	1131	1339
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	906	1054	1146	1388
<b>September</b>	462	603	682	641	583	538	596	621	619	575	662	747	986	1022	1319
<b>October</b>	400	631	592	573	625	566	599	616	552	582	671	798	864	1001	1169
<b>November</b>	364	588	534	540	525	486	488	520	517	521	594	727	679	900	1130
<b>December</b>	413	563	625	546	528	498	483	559	508	354	557	684	731	916	1040
<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>13448</b>

**DECEMBER 2005 vs. DECEMBER 2004:** **124 More Sales** **+ 13.54%**

**DECEMBER 2005 vs. NOVEMBER 2005:** **90 Fewer Sales** **- 7.96%**

**Year to Date 2005 vs. 2004:** **2170 More Sales** **+ 18.13%**