

Metropolitan Albuquerque Housing Trends - February 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	Tot. New Listings
February												
Class R1	\$170,037	\$184,365	\$144,500	\$149,000	5.33%	5.21%	594	725	850	1037	727 / 83	810
Class R2	\$107,593	\$119,396	\$103,000	\$107,500			<u>80</u>	<u>83</u>	<u>96</u>	<u>104</u>		
							674	808	946	1141		

February 2005 Sales Class R1			February 2005 Sales Class R2			February 2005 Pending Class R1			February 2005 Pending Class R2		
Areas	10-120	514	Areas	10-120	67	Areas	10-120	728	Areas	10-120	89
Area	130	7	Area	130	1	Area	130	20	Area	130	0
Areas	140-160	116	Areas	140-160	10	Areas	140-160	160	Areas	140-160	11
Area	170	4	Area	170	0	Area	170	4	Area	170	0
Area	180	8	Area	180	0	Area	180	12	Area	180	0
Areas	210-290	33	Areas	210-290	0	Areas	210-290	45	Areas	210-290	0
Areas	690-760	<u>43</u>	Areas	690-760	<u>5</u>	Areas	690-760	<u>68</u>	Areas	690-760	<u>4</u>
TOTAL:		725	TOTAL:		83	TOTAL:		1,037	TOTAL:		104

February 2005 Sales Class R1 & R2 By Price Range Areas 10-180, 210-290, 690-760			
Class R1		Class R2	
\$1-\$99,999	100	\$1-\$99,999	32
\$100,000-\$199,999	421	\$100,000-\$199,999	43
\$200,000-\$299,999	116	\$200,000-\$299,999	8
\$300,000-\$399,999	54	\$300,000-\$399,999	0
\$400,000-\$499,999	21	\$400,000-\$499,999	0
\$500,000-\$999,999	12	\$500,000-\$999,999	0
Over \$1,000,000	<u>1</u>	Over \$1,000,000	<u>0</u>
TOTAL:	725	TOTAL:	83

Total Active Listings Class R1 & R2 As of March 10th, 2005	
Class R1 Active as of March 10th, 2005:	1,958
Class R2 Active as of March 10th, 2005:	<u>198</u>
TOTAL:	2,156

YTD Sales as of March 10, 2005: 1,520

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

*YTD sales = total sales reported on March 10th; actual sales will be higher due to input of sales into MLS after March 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>2004</u>	<u>2005</u>	<u>2005</u>
January	239	324	338	481	425	413	357	335	399	376	420	536	598	533	712
February	276	375	428	468	458	479	384	448	488	431	482	566	627	674	808
March	385	608	508	635	523	571	455	643	632	680	674	653	799	833	
April	481	602	522	581	466	492	526	580	568	545	723	726	848	921	
May	503	521	579	643	549	410	646	658	663	634	837	791	938	1029	
June	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	
July	509	621	670	594	707	669	692	729	717	664	864	878	1110	1131	
August	513	653	690	709	767	684	615	644	729	701	791	906	1054	1146	
September	462	603	682	641	583	538	596	621	619	575	662	747	986	1022	
October	400	631	592	573	625	566	599	616	552	582	671	798	864	1001	
November	364	588	534	540	525	486	488	520	517	521	594	727	679	900	
December	413	563	625	546	528	498	483	559	508	354	557	684	731	916	
TOTALS	5,071	6,690	6,876	7,082	6,783	6,434	6,430	7,054	7,077	6,740	7,989	8,871	10,216	11,263	1520

February 2004 vs. February 2005:	134 More Sales	+ 19.88%
January 2005 vs. February 2005:	96 More Sales	+ 13.48%
Year to Date 2004 vs. 2005:	313 More Sales	+ 25.93%