

Metropolitan Albuquerque Housing Trends - January 2005

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

January	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 / R2 /	R1 Total	
January													
Class R1	\$163,072	\$185,452	\$134,150	\$149,900	5.39%	5.38%	462	627	776	942	1,339	128	1,467
Class R2	\$113,218	\$121,904	\$103,700	\$110,500			<u>71</u>	<u>85</u>	<u>100</u>	<u>100</u>			
							533	712	876	1042			

January 2005 Sales Class R1			January 2005 Sales Class R2			January 2005 Pending Class R1			January 2005 Pending Class R2		
Areas	10-120	466	Areas	10-120	80	Areas	10-120	661	Areas	10-120	86
Area	130	9	Area	130	1	Area	130	13	Area	130	1
Areas	140-160	85	Areas	140-160	3	Areas	140-160	152	Areas	140-160	7
Area	170	2	Area	170	0	Area	170	1	Area	170	0
Area	180	7	Area	180	0	Area	180	9	Area	180	0
Areas	210-290	32	Areas	210-290	0	Areas	210-290	57	Areas	210-290	0
Areas	690-760	<u>26</u>	Areas	690-760	<u>1</u>	Areas	690-760	<u>49</u>	Areas	690-760	<u>6</u>
TOTAL:		627	TOTAL:		85	TOTAL:		942	TOTAL:		100

January 2005 Sales

Class R1 & R2

By Price Range

Areas 10-180, 210-290, 690-760

Class R1	Class R2
\$1-\$99,999	\$1-\$99,999
89	31
\$100,000-\$199,999	\$100,000-\$199,999
371	45
\$200,000-\$299,999	\$200,000-\$299,999
102	9
\$300,000-\$399,999	\$300,000-\$399,999
34	0
\$400,000-\$499,999	\$400,000-\$499,999
14	0
\$500,000-\$999,999	\$500,000-\$999,999
14	0
Over \$1,000,000	Over \$1,000,000
<u>3</u>	<u>0</u>
TOTAL:	TOTAL:
627	85

Total Active Listings

Class R1 & R2

As of February 1st, 2005

Class R1 Active as of February 1st, 2005:	2,046
Class R2 Active as of February 1st, 2005:	<u>221</u>
TOTAL:	2,267

YTD Sales as of January 2005: 712

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

*YTD Sales = Total sales reported on 10th day of January; Actual sales will be higher due to sales input into MLS after 10th of January.

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>
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	
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	712

January 2004 vs. January 2005:	179 More Sales	+ 33.58%
December 2004 vs. January 2005:	204 fewer sales	- 22.27%
Year to Date 2004 vs. 2005:	179 More Sales	+ 33.58%