

Metropolitan Albuquerque Housing Trends - July 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
July												
Class R1	\$186,907	\$213,850	\$152,500	\$174,000	5.77%	5.26%	1023	1231	1139	1448	1,873 / 168	2,041
Class R2	\$119,213	\$134,572	\$110,500	\$118,500			<u>108</u>	<u>108</u>	<u>132</u>	<u>133</u>		
							1131	1339	1271	1581		

July 2005 Sales Class R1			July 2005 Sales Class R2			July 2005 Pending Class R1			July 2005 Pending Class R2		
Areas			Areas			Areas			Areas		
10-120	891		10-120	90		10-120	999		10-120	109	
Area 130	23		Area 130	1		Area 130	11		Area 130	2	
Areas 140-160	170		Areas 140-160	11		Areas 140-160	244		Areas 140-160	14	
Area 170	1		Area 170	0		Area 170	8		Area 170	1	
Area 180	10		Area 180	0		Area 180	26		Area 180	0	
Areas 210-290	73		Areas 210-290	0		Areas 210-290	76		Areas 210-290	0	
Areas 690-760	<u>63</u>		Areas 690-760	<u>6</u>		Areas 690-760	<u>84</u>		Areas 690-760	<u>7</u>	
TOTAL:	1,231		TOTAL:	108		TOTAL:	1,448		TOTAL:	133	

July 2005 Sales Class R1 & R2 By Price Range			
Areas 10-180, 210-290, 690-760			
Class R1		Class R2	
\$1-\$99,999	89	\$1-\$99,999	38
\$100,000-\$199,999	676	\$100,000-\$199,999	56
\$200,000-\$299,999	261	\$200,000-\$299,999	12
\$300,000-\$399,999	107	\$300,000-\$399,999	2
\$400,000-\$499,999	46	\$400,000-\$499,999	0
\$500,000-\$999,999	49	\$500,000-\$999,999	0
Over \$1,000,000	<u>3</u>	Over \$1,000,000	<u>0</u>
TOTAL:	1,231	TOTAL:	108

Total Active Listings Class R1 & R2 As of August 10, 2005	
Class R1 Active as of August 10, 2005:	2,192
Class R2 Active as of August 10, 2005:	<u>185</u>
TOTAL:	2,377

YTD Sales as of August 10, 2005: **7,865**

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

*YTD sales = total sales reported on Next July 10th; actual sales will be higher due to input of sales into MLS after Next July 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>
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	919
April	481	602	522	581	466	492	526	580	568	545	723	726	848	921	1029
May	503	521	579	643	549	410	646	658	663	634	837	791	938	1029	1300
June	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	1295
July	509	621	670	594	707	669	692	729	717	664	864	878	1110	1131	1339
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	7402

July 2004 vs. July 2005:	208 More Sales	+ 18.39%
June 2005 vs. July 2005:	44 More Sales	+ 3.40%
Year to Date 2004 vs. 2005:	1124 More Sales	+ 17.90%