

Metropolitan Albuquerque Housing Trends - June 2005

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

Month	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	Σ New Listings
June												
Class R1	\$188,040	\$206,677	\$153,950	\$165,000	5.98%	5.17%	1046	1159	1138	1414	1,775 / 143	1,918
Class R2	\$114,842	\$121,361	\$110,000	\$114,500			<u>111</u>	<u>136</u>	<u>132</u>	<u>141</u>		
							1157	1295	1270	1555		

June 2005 Sales Class R1			June 2005 Sales Class R2			June 2005 Pending Class R1			June 2005 Pending Class R2		
Areas			Areas			Areas			Areas		
10-120	852		10-120	115		10-120	1,015		10-120	119	
Area 130	13		Area 130	0		Area 130	27		Area 130	1	
Areas 140-160	147		Areas 140-160	15		Areas 140-160	196		Areas 140-160	14	
Area 170	2		Area 170	1		Area 170	0		Area 170	1	
Area 180	13		Area 180	0		Area 180	12		Area 180	0	
Areas 210-290	72		Areas 210-290	0		Areas 210-290	73		Areas 210-290	0	
Areas 690-760	<u>60</u>		Areas 690-760	<u>5</u>		Areas 690-760	<u>91</u>		Areas 690-760	<u>6</u>	
TOTAL:	1,159		TOTAL:	136		TOTAL:	1,414		TOTAL:	141	

June 2005 Sales Class R1 & R2 By Price Range				Total Active Listings Class R1 & R2 As of July 10, 2005	
Areas 10-180, 210-290, 690-760					
Class R1		Class R2			
\$1-\$99,999	91	\$1-\$99,999	57	Class R1 Active as of July 10, 2005:	2,084
\$100,000-\$199,999	668	\$100,000-\$199,999	67	Class R2 Active as of July 10, 2005:	<u>159</u>
\$200,000-\$299,999	234	\$200,000-\$299,999	12	TOTAL:	2,243
\$300,000-\$399,999	76	\$300,000-\$399,999	0		
\$400,000-\$499,999	38	\$400,000-\$499,999	0	YTD Sales through June 2005:	6,451
\$500,000-\$999,999	50	\$500,000-\$999,999	0		
Over \$1,000,000	<u>2</u>	Over \$1,000,000	<u>0</u>		
TOTAL:	1,159	TOTAL:	136		

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

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

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	
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	6063

June 2005 vs. June 2004:	138 more sales	-	11.93%
June 2005 vs. May 2005:	5 fewer sales	+	0.38%
Year to Date 2005 vs. 2004:	916 more sales	+	17.80%