

Metropolitan Albuquerque Housing Trends - March 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
March												
Class R1	\$173,058	\$192,980	\$139,700	\$155,000	5.16%	5.55%	749	835	1092	1064	1,397 / 180	1,577
Class R2	\$102,868	\$120,315	\$105,000	\$109,450			<u>84</u>	<u>84</u>	<u>108</u>	<u>122</u>		
							833	919	1200	1186		

March 2005 Sales Class R1			March 2005 Sales Class R2			March 2005 Pending Class R1			March 2005 Pending Class R2		
Areas			Areas			Areas			Areas		
10-120	592		10-120	75		10-120	751		10-120	106	
Area 130	18		Area 130	0		Area 130	11		Area 130	1	
Areas 140-160	127		Areas 140-160	5		Areas 140-160	170		Areas 140-160	10	
Area 170	1		Area 170	0		Area 170	3		Area 170	1	
Area 180	6		Area 180	0		Area 180	8		Area 180	0	
Areas 210-290	37		Areas 210-290	0		Areas 210-290	63		Areas 210-290	0	
Areas 690-760	<u>54</u>		Areas 690-760	<u>4</u>		Areas 690-760	<u>58</u>		Areas 690-760	<u>4</u>	
TOTAL:	835		TOTAL:	84		TOTAL:	1,064		TOTAL:	122	

March 2005 Sales Class R1 & R2 By Price Range				Total Active Listings Class R1 & R2 As of April 1st, 2005	
Areas 10-180, 210-290, 690-760					
Class R1		Class R2			
\$1-\$99,999	75	\$1-\$99,999	33	Class R1 Active as of April 1st, 2005:	2,059
\$100,000-\$199,999	507	\$100,000-\$199,999	42	Class R2 Active as of April 1st, 2005:	<u>217</u>
\$200,000-\$299,999	149	\$200,000-\$299,999	8	TOTAL:	2,276
\$300,000-\$399,999	56	\$300,000-\$399,999	1		
\$400,000-\$499,999	26	\$400,000-\$499,999	0	YTD Sales as of April 1, 2005:	2,624
\$500,000-\$999,999	21	\$500,000-\$999,999	0		
Over \$1,000,000	<u>1</u>	Over \$1,000,000	<u>0</u>		
TOTAL:	835	TOTAL:	84		

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

*YTD sales = total sales reported on April 10th; actual sales will be higher due to input of sales into MLS after April 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	
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	2439

March 2004 vs. March 2005	86 More Sales	+ 10.32%
March 2005 vs. February 2005:	111 More Sales	+ 13.74%
Year to date, 2004 vs. 2005:	399 More Sales	+ 19.56%