

Metropolitan Albuquerque Housing Trends - May 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
May												
Class R1	\$183,288	\$202,273	\$153,000	\$165,000	6.01%	5.29%	920	1174	1136	1297	1,242 / 126	1,368
Class R2	\$119,488	\$133,517	\$112,000	\$117,250			<u>109</u>	<u>126</u>	<u>132</u>	<u>163</u>		
							1029	1300	1268	1460		

May 2005 Sales Class R1			May 2005 Sales Class R2			May 2005 Pending Class R1			May 2005 Pending Class R2		
Areas			Areas			Areas			Areas		
10-120	885		10-120	100		10-120	946		10-120	141	
Area 130	11		Area 130	1		Area 130	14		Area 130	0	
Areas 140-160	165		Areas 140-160	18		Areas 140-160	186		Areas 140-160	17	
Area 170	2		Area 170	0		Area 170	1		Area 170	1	
Area 180	15		Area 180	0		Area 180	13		Area 180	0	
Areas 210-290	42		Areas 210-290	0		Areas 210-290	66		Areas 210-290	0	
Areas 690-760	<u>54</u>		Areas 690-760	<u>7</u>		Areas 690-760	<u>71</u>		Areas 690-760	<u>4</u>	
TOTAL:	1,174		TOTAL:	126		TOTAL:	1,297		TOTAL:	163	

May 2005 Sales Class R1 & R2 By Price Range				Total Active Listings Class R1 & R2 As of June 10, 2005	
Areas 10-180, 210-290, 690-760					
Class R1		Class R2			
\$1-\$99,999	110	\$1-\$99,999	40	Class R1 Active as of June 10, 2005:	2,037
\$100,000-\$199,999	662	\$100,000-\$199,999	71	Class R2 Active as of June 10, 2005:	<u>169</u>
\$200,000-\$299,999	229	\$200,000-\$299,999	14	TOTAL:	2,206
\$300,000-\$399,999	99	\$300,000-\$399,999	0		
\$400,000-\$499,999	43	\$400,000-\$499,999	1	YTD Sales as of June 10, 2005:	5,083
\$500,000-\$999,999	28	\$500,000-\$999,999	0		
Over \$1,000,000	<u>3</u>	Over \$1,000,000	<u>0</u>		
TOTAL:	1,174	TOTAL:	126		

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

*YTD sales = total sales reported on NextMay 10th; actual sales will be higher due to input of sales into MLS after NextMay 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	
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	4768

May 2005 vs. May 2004:	271 More Sales	+ 26.34%
May 2005 vs. April 2005:	271 More Sales	+ 26.34%
Year to Date 2005 vs. 2004:	778 More Sales	+ 19.50%