

Metropolitan Albuquerque Housing Trends - October 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
October												
Class R1	\$190,242	\$211,330	\$152,500	\$178,200	5.36%	5.60%	887	1055	1006	1229	1,619 / 171	1,790
Class R2	\$112,016	\$129,204	\$108,500	\$113,000			<u>114</u>	<u>114</u>	<u>97</u>	<u>121</u>		
							1001	1169	1103	1350		

October 2005 Sales Class R1			October 2005 Sales Class R2			October 2005 Pending Class R1			October 2005 Pending Class R2		
Areas	10-121	726	Areas	10-121	100	Areas	10-121	860	Areas	10-121	105
Area	130	10	Area	130	0	Area	130	18	Area	130	1
Areas	140-162	181	Areas	140-162	9	Areas	140-162	188	Areas	140-162	11
Area	170	9	Area	170	3	Area	170	5	Area	170	2
Area	180	9	Area	180	0	Area	180	11	Area	180	0
Areas	210-293	52	Areas	210-293	0	Areas	210-293	64	Areas	210-293	0
Areas	690-760	<u>68</u>	Areas	690-760	<u>2</u>	Areas	690-760	<u>83</u>	Areas	690-760	<u>2</u>
TOTAL:		1,055	TOTAL:		114	TOTAL:		1,229	TOTAL:		121

October 2005 Sales Class R1 & R2 By Price Range Areas 10-180, 210-293, 690-760			
Class R1		Class R2	
\$1-\$99,999	78	\$1-\$99,999	46
\$100,000-\$199,999	550	\$100,000-\$199,999	55
\$200,000-\$299,999	268	\$200,000-\$299,999	10
\$300,000-\$399,999	85	\$300,000-\$399,999	3
\$400,000-\$499,999	38	\$400,000-\$499,999	0
\$500,000-\$999,999	36	\$500,000-\$999,999	0
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>
TOTAL:	1,055	TOTAL:	114

Total Active Listings Class R1 & R2 As of November 10, 2005	
Class R1 Active as of November 10, 2005:	2,132
Class R2 Active as of November 10, 2005:	<u>166</u>
TOTAL:	2,298

YTD Sales as of November 10, 2005: **11,888**

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

*YTD sales = total sales reported on November 10th; actual sales will be higher due to input of sales into MLS after November 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	1388
September	462	603	682	641	583	538	596	621	619	575	662	747	986	1022	1319
October	400	631	592	573	625	566	599	616	552	582	671	798	864	1001	1169
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	11278

October 2004 vs. October 2005:	168 More Sales	+ 16.78%
September 2005 vs. October 2005:	-150 Fewer Sales	-11.37%
Year to Date 2004 vs. 2005:	1831 More Sales	+ 19.38%