

Metropolitan Albuquerque Housing Trends - 2nd Quarter (April-June), 2005

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

2nd Quarter	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
Class R1	\$184,271	\$202,435	\$150,000	\$160,500	5.9%	5.3%	2992	3343	3352	3994	5,117 / 448	5,565
Class R2	\$118,277	\$127,818	\$111,500	\$118,000			<u>337</u>	<u>366</u>	<u>362</u>	<u>431</u>		
							3329	3709	3714	4425		

April-June 2005 Sales Class R1			April-June 2005 Sales Class R2			April-June 2005 Pendings Class R1			April-June 2005 Pendings Class R2		
Areas	10-120	2,455	Areas	10-120	305	Areas	10-120	2,897	Areas	10-120	359
Area	130	37	Area	130	2	Area	130	55	Area	130	2
Areas	140-160	473	Areas	140-160	42	Areas	140-160	576	Areas	140	48
Area	170	6	Area	170	2	Area	170	4	Area	170	2
Area	180	41	Area	180	0	Area	180	42	Area	180	0
Areas	210-290	163	Areas	210-290	0	Areas	210-290	195	Areas	210-290	0
Areas	690-760	<u>168</u>	Areas	690-760	<u>15</u>	Areas	690-760	<u>225</u>	Areas	690-760	<u>20</u>
TOTAL:		3,343	TOTAL:		366	TOTAL:		3,994	TOTAL:		431

**April-June 2005 Sales
 Class R1 & R2
 By Price Range**

Areas 10-180, 210-290, 690-760

Class R1	Class R2
\$1-\$99,999	\$1-\$99,999
294	135
\$100,000-\$199,999	\$100,000-\$199,999
1,928	194
\$200,000-\$299,999	\$200,000-\$299,999
635	35
\$300,000-\$399,999	\$300,000-\$399,999
250	0
\$400,000-\$499,999	\$400,000-\$499,999
119	2
\$500,000-\$999,999	\$500,000-\$999,999
110	0
Over \$1,000,000	Over \$1,000,000
<u>7</u>	<u>0</u>
TOTAL:	TOTAL:
3,343	366

**Total Active Listings
 Class R1 & R2
 As of July 10, 2005**

Class R1 Active as of July 10, 2005:	2,084
Class R2 Active as of July 10, 2005:	<u>159</u>
TOTAL:	2,243

YTD Sales as of July 10, 2005: 6,451

(Total sales reported between January 1, 2005, and July 10, 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

1st quarter 2004 cf. 1st quarter 2005:

399 more sales

19.36%

2nd quarter 2004 cf. 2nd quarter 2005:

517 more sales

16.64%

3rd quarter 2004 cf. 3rd quarter 2005:

TBD

4th quarter 2004 cf. 4th quarter 2005:

TBD

Year to date 2004 cf. 2005:

916 more sales

17.80%

2nd Quarter (April-June) 2005 Housing Activity Report

Class R1 - Existing Single-Family Detached

		Total Active Listings	Total Pending Listings	Total Sold & Closed	Average Closed Sale Price
10	Sandia Heights	10	29	19	\$370,021
20	North Albuquerque Acres	45	59	53	\$596,860
30	Far NE Heights	106	396	328	\$305,751
40	Near NE Heights	90	298	272	\$175,568
50	NE Heights	111	380	339	\$160,062
60	Four Hills	10	31	26	\$259,803
70	SE Heights	72	168	139	\$187,327
80	Downtown	25	52	45	\$156,861
90	Southwest	237	371	290	\$119,268
100	North Valley	155	183	169	\$268,206
110	Northwest Heights	167	465	381	\$169,170
120	Paradise Hills	151	465	394	\$191,204
130	Corrales	43	55	37	\$461,858
140	Rio Rancho South	37	48	35	\$170,382
150	Rio Rancho Mid/Corrales Heights	93	259	219	\$153,660
160	Rio Rancho North	129	269	219	\$183,156
170	Bernalillo/Algodones	29	4	6	\$125,333
180	Placitas	53	42	41	\$419,401
210-290	East Mountain Area	243	195	163	\$216,411
690-760	Valencia County	278	225	168	\$155,847