

## Metropolitan Albuquerque Housing Trends - 2004 cf. 2005

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

Month	Median \$, 2004	Median \$, 2005	Average \$, 2004	Average \$, 2005	Interest Rate '04	Interest Rate '05	2004 Sales	2005 Sales	Pending 2004	Pending 2005	New Listings '05 R1 / R2	
<b>JANUARY</b>												
Class R1	\$134,150	\$149,900	\$163,072	\$185,452	5.39%	5.38%	462	627	776	942	1,339	128
Class R2	\$103,700	\$110,500	\$113,218	\$121,904			<u>71</u>	<u>85</u>	<u>100</u>	<u>100</u>		
							533	712	876	1042		
<b>FEBRUARY</b>												
Class R1	\$144,500	\$149,000	\$170,037	\$184,365	5.33%	5.21%	594	725	850	1037	727	83
Class R2	\$103,000	\$107,500	\$107,539	\$119,396			<u>80</u>	<u>83</u>	<u>96</u>	<u>104</u>		
							674	808	946	1141		
<b>MARCH</b>												
Class R1	\$139,700	\$155,000	\$173,058	\$192,980	5.16%	5.55%	749	835	1092	1064	1,397	180
Class R2	\$105,000	\$109,450	\$102,868	\$120,315			<u>84</u>	<u>84</u>	<u>108</u>	<u>122</u>		
							833	919	1200	1186		
<b>APRIL</b>												
Class R1	\$144,000	\$155,000	\$178,077	\$197,770	5.57%	5.46%	836	937	1116	1370	1,661	142
Class R2	\$112,000	\$119,000	\$123,372	\$130,438			<u>85</u>	<u>92</u>	<u>131</u>	<u>133</u>		
							921	1029	1247	1503		
<b>MAY</b>												
Class R1	\$153,000	\$165,000	\$183,288	\$202,273	6.01%	5.29%	920	1174	1136	1297	1,242	126
Class R2	\$112,000	\$117,250	\$119,488	\$133,517			<u>109</u>	<u>126</u>	<u>132</u>	<u>163</u>		
							1029	1300	1268	1460		
<b>JUNE</b>												
Class R1	\$153,950	\$165,000	\$188,040	\$206,677	5.98%	5.17%	1046	1159	1138	1414	1,775	143
Class R2	\$110,000	\$114,500	\$114,842	\$121,361			<u>111</u>	<u>136</u>	<u>132</u>	<u>141</u>		
							1157	1295	1270	1555		
<b>JULY</b>												
Class R1	\$152,500	\$174,000	\$186,907	\$213,850	5.77%	5.26%	1023	1231	1139	1448	1,873	168
Class R2	\$110,500	\$118,500	\$119,213	\$134,572			<u>108</u>	<u>108</u>	<u>132</u>	<u>133</u>		
							1131	1339	1271	1581		
<b>AUGUST</b>												
Class R1	\$152,500	\$171,000	\$186,907	\$212,127	5.77%	5.33%	1023	1267	1139	1419	1,845	188
Class R2	\$110,500	\$118,000	\$119,213	\$123,194			<u>108</u>	<u>121</u>	<u>132</u>	<u>153</u>		
							1131	1388	1271	1572		
<b>SEPTEMBER</b>												
Class R1	\$139,900	\$171,000	\$178,152	\$211,997	5.37%	5.32%	907	1187	1006	1227	1,590	156
Class R2	\$106,900	\$118,000	\$114,193	\$138,773			<u>115</u>	<u>132</u>	<u>125</u>	<u>137</u>		
							1022	1319	1131	1364		
<b>OCTOBER</b>												
Class R1	\$152,500	\$178,200	\$190,242	\$211,330	5.36%	5.60%	887	1055	1006	1229	1,619	171
Class R2	\$108,500	\$113,000	\$112,016	\$129,204			<u>114</u>	<u>114</u>	<u>97</u>	<u>121</u>		
							1001	1169	1103	1350		
<b>NOVEMBER</b>												
Class R1	\$150,000	\$178,900	\$181,722	\$219,949	5.31%	5.85%	818	1021	838	1031	1,335	150
Class R2	\$114,000	\$136,000	\$121,429	\$154,877			<u>82</u>	<u>109</u>	<u>117</u>	<u>139</u>		
							900	1130	955	1170		
<b>DECEMBER</b>												
Class R1	\$150,000	\$175,000	\$189,903	\$216,232	5.37%	5.78%	824	924	724	787	1,049	92
Class R2	\$110,500	\$128,400	\$112,621	\$139,393			<u>92</u>	<u>116</u>	<u>82</u>	<u>94</u>		
							916	1040	806	881		

YTD sales through December 2004: 12,254\*

YTD sales through December 2005: 14,330\*

Class R1 Active Listings as of 01/10/2005: 2,197  
 Class R2 Active Listings as of 01/10/2005: 251  
**Class R1 & R2 Actives as of 01/10/2005: 2,448**

Class R1 Active Listings as of 01/10/2006: 2,044  
 Class R2 Active Listings as of 01/10/2006: 167  
**Class R1 & R2 Actives as of 01/10/2005: 2,211**

\*YTD sales=total number of sales reported on 10th day of the following month; actual sales will be higher due to sales input into the MLS after the 10th of month. Statistics for 2004 pulled 1/10/05. Statistics for 2005 pulled 1/10/06.

## Sold & Closed Existing Single-Family Homes

### Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)

	<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>
<b>January</b>	338	481	425	413	357	335	399	376	420	536	598	533	712
<b>February</b>	428	468	458	479	384	448	488	431	482	566	627	674	808
<b>March</b>	508	635	523	571	455	643	632	680	674	653	799	833	919
<b>April</b>	522	581	466	492	526	580	568	545	723	726	848	921	1029
<b>May</b>	579	643	549	410	646	658	663	634	837	791	938	1029	1300
<b>June</b>	708	671	627	628	589	701	685	677	714	859	982	1157	1295
<b>July</b>	670	594	707	669	692	729	717	664	864	878	1110	1131	1339
<b>August</b>	690	709	767	684	615	644	729	701	791	906	1054	1146	1388
<b>Septembe</b>	682	641	583	538	596	621	619	575	662	747	986	1022	1319
<b>October</b>	592	573	625	566	599	616	552	582	671	798	864	1001	1169
<b>November</b>	534	540	525	486	488	520	517	521	594	727	679	900	1130
<b>December</b>	625	546	528	498	483	559	508	354	557	684	731	916	1040
<b>TOTALS</b>	<b>6,876</b>	<b>7,082</b>	<b>6,783</b>	<b>6,434</b>	<b>6,430</b>	<b>7,054</b>	<b>7,077</b>	<b>6,740</b>	<b>7,989</b>	<b>8,871</b>	<b>10,216</b>	<b>11,263</b>	<b>13,448.00</b>

**Year to Date 2004 cf. 2005: 2170 More Sales + 18.13%**

## MLS Class R1 & R2 Listing Inventory for Areas 10-760

The following is a monthly breakout of listing inventory back to 1997. Figures are the total number of Class R1 and Class R2 Existing Single-Family listings active in MLS on the 10th day of the month following the month shown.

	<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>
<b>January</b>	3,391	4,048	4,276	4,288	4,156	3,996	3,440	2,839	2,267
<b>February</b>	3,640	4,356	4,645	4,378	4,447	3,823	3,569	2,905	2,156
<b>March</b>	3,862	4,594	4,830	4,525	3,764	3,901	3,719	2,859	2,276
<b>April</b>	4,221	4,839	4,891	4,696	4,257	4,211	3,506	2,822	2,099
<b>May</b>	4,447	4,996	5,094	4,870	4,154	4,178	3,538	3,000	2,206
<b>June</b>	4,645	5,041	5,218	5,111	4,492	4,267	3,561	3,094	2,243
<b>July</b>	4,771	5,154	5,261	5,154	4,622	4,280	3,597	3,028	2,377
<b>August</b>	4,776	5,155	5,310	5,240	3,923	4,186	3,535	2,984	2,350
<b>September</b>	4,684	5,030	5,160	5,164	4,118	4,016	3,368	2,837	2,319
<b>October</b>	4,529	4,873	5,009	5,020	4,037	3,837	3,393	2,668	2,298
<b>November</b>	4,439	4,783	4,790	4,790	3,848	3,697	2,845	2,572	2,263
<b>December</b>	4,259	4,547	4,477	4,518	3,868	3,638	2,993	2,448	2,211

The record month for Class R1 and Class R2 ACTIVE listings was **August 1999** when the total was **5,310**. The prior record was set in **July 1988**, when **5,156** Class R1 and R2 listings were posted in the MLS.

## Jan-Dec 2004 cf. Jan-Dec 2005 Housing Activity Report

### Class R1 - Existing Single-Family Detached (part 1)

		Total Sales 2004	Average 2004 Sale Price	Total Sales 2005	Average 2005 Sale Price
10	Sandia Heights	92	\$403,266	81	\$440,958
20	North Albuquerque Acres	148	\$534,210	153	\$591,799
21	Albuquerque Acres West	WAS	AREA 30	273	\$292,466
30	Far NE Heights	1,228	\$259,546	707	\$286,894
31	Foothills North	WAS	AREA 30	134	\$533,872
32	Academy West	WAS	AREA 30	168	\$201,213
40	Near NE Heights	857	\$161,692	185	\$231,405
41	Uptown	WAS	AREA 40	405	\$163,262
42	UNM South	WAS	AREA 70	253	\$204,122
50	NE Heights	1,243	\$156,227	1,023	\$147,861
51	Foothills South	WAS	AREA 50	209	\$267,180
60	Four Hills	94	\$260,171	106	\$299,194
70	SE Heights	417	\$160,589	329	\$176,252
71	Southeast Heights	WAS	AREA 70	211	\$161,497
80	Downtown	162	\$144,070	164	\$169,686
90	Southwest	896	\$109,385	256	\$121,783
91	Valley Farms	WAS	AREA 90	113	\$148,552
92	Southwest Heights	WAS	AREA 90	839	\$118,692
93	Pajarito	WAS	AREA 90	18	\$138,429
100	North Valley	487	\$233,298	240	\$298,573

<b>101</b>	Near North Valley	WAS	AREA 100	298	\$224,172
<b>102</b>	Far North Valley	WAS	AREA 100	34	\$388,053
<b>103</b>	West River Valley	WAS	AREA 110,120	15	\$345,860
<b>110</b>	Northwest Heights	1,141	\$158,036	825	\$200,324
<b>111</b>	Ladera Heights	WAS	AREA 110	631	\$152,278
<b>112</b>	Canoncito	WAS	AREA 110	0	\$0
<b>120</b>	Paradise West	950	\$173,602	952	\$181,487
<b>121</b>	Paradise East	WAS	AREA 120	490	\$221,071
<b>130</b>	Corrales	148	\$423,120	162	\$462,492
<b>140</b>	Rio Rancho South	105	\$145,305	162	\$188,733
<b>141</b>	Rio Rancho Southwest	WAS	AREA 140	15	\$154,653
<b>150</b>	Rio Rancho Mid	702	\$133,050	794	\$160,750
<b>151</b>	Rio Rancho Mid-North	WAS	AREA 160	180	\$232,898
<b>152</b>	Rio Rancho Mid-West	WAS	AREA 160	47	\$138,696
<b>160</b>	Rio Rancho North	726	\$148,995	491	\$188,741
<b>161</b>	Rio Rancho Central	WAS	AREA 160	216	\$123,502
<b>162</b>	Rio Rancho Northwest	WAS	AREA 160	2	\$135,450
<b>170</b>	Bernalillo/Algodones	27	\$198,660	38	\$246,212
<b>180</b>	Placitas	108	\$336,481	143	\$438,412
<b>210-290</b>	East Mountain Area	553	\$202,324	648	\$233,560
<b>690-760</b>	Valencia County	655	\$133,504	748	\$154,880

\*NOTE: New Areas were established on 11/4/2005

## YEAR-END AVERAGE RESIDENTIAL HOME SALES PRICE

### Class R1 - Single Family Detached, Areas 10-760

Year	Average Price	Change in Avg. Price From Previous Year	Change in % From Previous Year
1982	\$73,500	N/A	N/A
1983	\$76,900	+\$3,400	+4.62%
1984	\$81,200	+\$4,300	+5.59%
1985	\$85,700	+\$4,500	+5.54%
1986	\$91,500	+\$5,800	+6.77%
1987	\$97,000	+\$5,500	+6.01%
1988	\$95,000	-\$2,000	-2.06%
1989	\$96,600	+\$1,600	+1.68%
1990	\$99,600	+\$3,000	+3.11%
1991	\$102,700	+\$3,100	+3.11%
1992	\$107,700	+\$5,000	+4.87%
1993	\$117,800	+\$10,100	+9.38%
1994	\$126,100	+\$8,300	+7.05%
1995	\$134,200	+\$8,100	+6.42%
1996	\$138,653	+\$4,453	+3.32%
1997	\$144,871	+\$6,218	+4.48%
1998	\$147,720	+\$2,849	+1.97%
1999	\$150,264	+\$2,544	+1.72%
2000	\$150,023	-\$241	-0.16%
2001	\$152,399	+\$2,376	+1.58%
2002	\$158,717	+\$6,318	+4.15%
2003	\$166,703	+\$7,986	+5.03%
2004	\$182,490	+\$15,787	+9.47%
2005	\$204,502	+\$22,012	+12.06%

**NOTES:** Statistics are compiled from MLS inventory from all areas covered by MLS at the time the statistics were pulled. The areas used for comparison for 1997-2005 are 1-76 (or 10-760); prior years used Areas 1-30, 69-76.

NEW housing units are typically NOT entered into MLS inventory; figures are primarily for EXISTING housing.

## 2004 cf. 2005 RECAP for Areas 10-760

### Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

<b>Class R1</b>	<b>2004</b>	<b>2005</b>	<b>Change '04 cf. '05</b>	<b>% of Change</b>
Average Price:	\$180,334	\$204,502	+\$24,168	+13.40%
Median Price:	\$147,000	\$165,500	+\$18,500	+12.59%
Total Sold & Closed:	11,000	12,943	+1,943	+17.66%
Total Dollar Volume:	\$1,983,677,792	\$2,646,873,758	+\$663,195,966	+33.43%
New Listings:	16,837	18,716	+1,879	+11.16%

<b>Class R2</b>	<b>2004</b>	<b>2005</b>	<b>Change '04 cf. '05</b>	<b>% of Change</b>
Average Price:	\$115,903	\$130,482	+\$14,579	+12.58%
Median Price:	\$109,900	\$118,000	+\$8,100	+7.37%
Total Sold & Closed:	1,254	1,387	+133	+10.61%
Total Dollar Volume:	\$145,342,173	\$180,978,965	+\$35,636,792	+24.52%
New Listings:	1,890	1,813	-77	-4.07%

<b>Class R1 &amp; R2</b>	<b>2004</b>	<b>2005</b>	<b>Change '04 cf. '05</b>	<b>% of Change</b>
Average Price:	\$173,741	\$197,338	+\$23,597	+13.58%
Median Price:	\$142,000	\$161,437	+\$19,437	+13.69%
Total Sold & Closed:	12,254	14,330	+2,076	+16.94%
Total Dollar Volume:	\$2,129,019,965	\$2,827,852,723	+\$698,832,758	+32.82%
New Listings:	18,727	20,529	+1,802	+9.62%

Statistics compiled for Home Sales Report pulled 01/10/05 and 01/10/06.  
 Actual Year-To-Date Sales Data for 2004 & 2005 for Class R1 & R2.

**Figures differ from Metropolitan Housing Trends Report - 2004 cf. 2005 due to the fact that Trends Report figures are pulled on the 10th of each month, and additional sales are entered into MLS after the monthly report has been pulled and released.**

## 2005 Recap by Area

### Class R1 (Existing Single Family Detached) & Class R2 (Existing Condo/Townhome Attached)

#### Areas 10-760

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$204,502	Average Price:	\$130,482	Average Price:	\$197,338
Median Price:	\$165,500	Median Price:	\$118,000	Median Price:	\$161,437
Total Sold & Closed:	12,943	Total Sold & Closed:	1,387	Total Sold & Closed:	14,330
Total Dollar Volume:	\$2,646,873,758	Total Dollar Volume:	\$180,978,965	Total Dollar Volume:	\$2,827,852,723
New Listings:	18,716	New Listings:	1,813	New Listings:	20,529

#### Areas 10-293, 690-760

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$205,805	Average Price:	\$130,535	Average Price:	\$198,463
Median Price:	\$166,500	Median Price:	\$118,000	Median Price:	\$162,000
Total Sold & Closed:	12,758	Total Sold & Closed:	1,379	Total Sold & Closed:	14,137
Total Dollar Volume:	\$2,625,658,144	Total Dollar Volume:	\$180,007,455	Total Dollar Volume:	\$2,805,665,599
New Listings:	18,410	New Listings:	1,803	New Listings:	20,213

#### Areas 10-121 (City of Albuquerque)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$206,640	Average Price:	\$132,957	Average Price:	\$198,135
Median Price:	\$169,900	Median Price:	\$124,000	Median Price:	\$164,900
Total Sold & Closed:	9,112	Total Sold & Closed:	1,189	Total Sold & Closed:	10,301
Total Dollar Volume:	\$1,882,899,163	Total Dollar Volume:	\$158,085,875	Total Dollar Volume:	\$2,040,985,038
New Listings:	12,697	New Listings:	1,517	New Listings:	14,214

#### Areas 140-162 (Rio Rancho)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$172,307	Average Price:	\$106,815	Average Price:	\$168,735
Median Price:	\$149,500	Median Price:	\$87,700	Median Price:	\$147,000
Total Sold & Closed:	1,907	Total Sold & Closed:	110	Total Sold & Closed:	2,017
Total Dollar Volume:	\$328,589,463	Total Dollar Volume:	\$11,749,630	Total Dollar Volume:	\$340,339,093
New Listings:	2,573	New Listings:	142	New Listings:	2,715

#### Areas 210-293 (East Mountain)

<u>Class R1 (1 Class R2 Listings)</u>	
Average Price:	\$233,560
Median Price:	\$199,500
Total Sold & Closed:	648
Total Dollar Volume:	\$151,346,688
New Listings:	1,113

#### Areas 690-760 (Bosque Farms, Los Lunas, Valencia County)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$154,880	Average Price:	\$96,833	Average Price:	\$150,636
Median Price:	\$137,500	Median Price:	\$100,000	Median Price:	\$131,000
Total Sold & Closed:	748	Total Sold & Closed:	59	Total Sold & Closed:	807
Total Dollar Volume:	\$115,850,139	Total Dollar Volume:	\$5,713,150	Total Dollar Volume:	121,563,289
New Listings:	1,261	New Listings:	85	New Listings:	1,346



## 2005 RECAP - Time on Market & Financing Types

Class R1(Single Family Detached) & Class R2(Condo/Townhome Attached)

<b>Areas 10-760</b>			<b>Areas 10-293, 690-760</b>		
<u>Time on Market for Sold Units</u>			<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>	<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>
0 - 30	1,701	227	0 - 30	1,689	226
31 - 60	5,838	621	31 - 60	5,780	619
61 - 90	2,618	266	61 - 90	2,581	263
91 - 120	1,215	122	91 - 120	1,194	121
121 +	<u>1,571</u>	<u>151</u>	121 +	<u>1,514</u>	<u>150</u>
<b>TOTALS:</b>	<b>12,943</b>	<b>1,387</b>	<b>TOTALS:</b>	<b>12,758</b>	<b>1,379</b>

  

<b>Areas 10-121 (Albuquerque)</b>			<b>Areas 140-162 (Rio Rancho)</b>		
<u>Time on Market for Sold Units</u>			<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>	<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>
0 - 30	1,324	206	0 - 30	263	11
31 - 60	4,417	540	31 - 60	882	50
61 - 90	1,791	218	61 - 90	379	27
91 - 120	760	98	91 - 120	164	10
121 +	<u>820</u>	<u>127</u>	121 +	<u>219</u>	<u>12</u>
<b>TOTALS:</b>	<b>9,112</b>	<b>1,189</b>	<b>TOTALS:</b>	<b>1,907</b>	<b>110</b>

  

<b>Areas 210-293 (East Mountain)</b>			<b>Areas 690-760 (Valencia County)</b>		
<u>Time on Market for Sold Units</u>			<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>	<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>
0 - 30	38	0	0 - 30	38	8
31 - 60	189	0	31 - 60	209	18
61 - 90	155	0	61 - 90	162	15
91 - 120	86	0	91 - 120	127	8
121 +	<u>180</u>	<u>0</u>	121 +	<u>212</u>	<u>10</u>
<b>TOTALS:</b>	<b>648</b>	<b>0</b>	<b>TOTALS:</b>	<b>748</b>	<b>59</b>

### Areas 10-760

#### Type of Financing for Sold Units\*

<b>Financing</b>	<b>Class R1</b>	<b>Class R2</b>
Assumption	3	0
Cash	1,425	205
Conventional	9,955	977
FHA	937	144
VA	497	45
Seller financing	22	4
Other	<u>104</u>	<u>12</u>
<b>TOTALS</b>	<b>12,943</b>	<b>1,387</b>

*\*Not all sales list type of financing*

## Total Sales History

### Class R1(Single Family Detached) & Class R2 (Condo/Townhome Attached)

#### Areas 10 - 760

	Class R1	Class R2	Class R1 & R2
<b>2005</b> Total Sales	12,943	1,387	14,330
Average Price	\$204,502	\$130,482	\$197,338
Median Price	\$165,500	\$118,000	\$161,437
<b>2004</b> Total Sales	10,772	1,252	12,024
Average Price	\$182,490	\$115,923	\$175,643
Median Price	148,000	\$109,950	\$143,243
<b>2003</b> Total Sales	9,909	1033	10,942
Average Price	\$166,703	\$112,000	\$161,325
Median Price	\$139,275	\$109,882	\$135,900
<b>2002</b> Total Sales	8,897	931	9,828
Average Price	\$158,717	\$103,870	\$153,521
Median Price	\$138,900	\$97,250	\$132,000
<b>2001</b> Total Sales	8,117	770	8,870
Average Price	\$152,399	\$104,948	\$148,289
Median Price	\$129,900	\$98,000	\$127,000
<b>2000</b> Total Sales	6,925	681	7,606
Average Price	\$150,023	\$102,838	\$145,798
Median Price	\$127,500	\$97,000	\$125,000
<b>1999</b> Total Sales	7,021	756	7,777
Average Price	\$150,264	\$104,651	\$145,830
Median Price	\$129,900	\$100,000	\$126,500
<b>1998</b> Total Sales	6,960	780	7,740
Average Price	\$147,720	\$102,309	\$143,143
Median Price	\$127,000	\$98,367	\$124,250
<b>1997</b> Total Sales	6,644	636	7,280
Average Price	\$144,871	\$101,249	\$141,060
Median Price	\$126,000	\$94,950	\$123,824