



MLS Month in Review

Southwest Multiple Listing Service, Inc.*
1635 University NE, Albuquerque, NM 87102

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Contact: Dianne DeLeon, Marketing/Communication Coordinator, 505-842-1433
Gary E. Doran, Chief Executive Officer, 505-842-1433

April 2006 Residential Home Sales

The Southwest Multiple Listing Service, Inc. reports that home sales units increased by 7.4% from 1029 units sold in April, 2005 to 1105 units sold in April, 2006. April's average sales price for Single Family (R1) homes show an increase of 14.6% to \$226,655 from \$197,770 in 2005. The median sales price, the price at which half the homes were sold above and below, rose by 19.4% from April 2005's \$155,000 to \$185,000 in April, 2006. The average sale price for R2 Condo/Townhouses was \$151,661 in April 2006 compared to \$130,438 in April, 2005, a 16.3% increase. The median sales price rose by 17.6% from \$119,000 in April, 2005 to \$140,000 in April, 2006.

63.4% of the homes sold within 60 days on the market in April, 2006 whereas 56.6% sold in the same time frame in April, 2005. Under Contract (Pending), those transactions subject to contract, but not yet closed escrow, decreased by 4.5% from 1,503 in April, 2005 to 1,436 in April, 2006. The 2,678 listings added during April, 2006, increased by 48.5% from the 1,803 added in April, 2005.

"The April 2006 Residential Home Sales statistics continue to show a strong housing market in the Greater Albuquerque Area with a 13.6% increase in Total Unit Sales year-to-date," said Cathy Colvin, Chairman of the Albuquerque Metropolitan Board of REALTORS®, "Average Sales Price, Median Sales Price and Active Listing all increased in April 2006, she continued. "Reasonable interest rates and a good resale housing inventory contributed to a strong market in the Albuquerque Area," concluded Colvin.

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*The Southwest Multiple Listing Service, Inc. is a wholly owned subsidiary of the Albuquerque Metropolitan Board of REALTORS®. With more than 4,100 members, it is affiliated with the REALTORS® Association of New Mexico and the National Association of REALTORS®. Only members of the Association can use the term REALTOR®. Its members provide professional real estate services to buyers and sellers and adhere to the organization's strict professional Code of Ethics.

Metropolitan Albuquerque Housing Trends - April 2006

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

April	Average \$ 2005	Average \$ 2006	Median \$ 2005	Median \$ 2006	Interest Rate '05	Interest Rate '06	Closed 2005	Sales 2006	Under 2005	Contract 2006	New Listings '06 R1 / R2
Class R1	\$197,770	\$226,655	\$155,000	\$185,000	5.46%	6.11%	937	1002	1370	1289	1,869 / 153
Class R2	\$130,438	\$151,661	\$119,000	\$140,000			<u>92</u>	<u>103</u>	<u>133</u>	<u>147</u>	
							1029	1105	1503	1436	

April 2006 Closed Sales Class R1			April 2006 Closed Sales Class R2			April 2006 Under Contract Class R1			April 2006 UnderContract Class R2		
Areas	10-121	699	Areas	10-121	87	Areas	10-121	910	Areas	10-121	132
Area	130	8	Area	130	1	Area	130	14	Area	130	0
Areas	140-162	166	Areas	140-162	7	Areas	140-162	187	Areas	140-162	12
Area	170	6	Area	170	0	Area	170	13	Area	170	0
Area	180	7	Area	180	0	Area	180	9	Area	180	0
Areas	210-293	54	Areas	210-293	0	Areas	210-293	58	Areas	210-293	0
Areas	690-760	<u>62</u>	Areas	690-760	<u>8</u>	Areas	690-760	<u>98</u>	Areas	690-760	<u>3</u>
TOTAL:		1,002	TOTAL:		103	TOTAL:		1,289	TOTAL:		147

April 2006 Closed Sales

Class R1 & R2

By Price Range

Areas 10-180, 210-293, 690-760

Class R1		Class R2	
\$1-\$99,999	45	\$1-\$99,999	16
\$100,000-\$199,999	518	\$100,000-\$199,999	67
\$200,000-\$299,999	260	\$200,000-\$299,999	19
\$300,000-\$399,999	91	\$300,000-\$399,999	1
\$400,000-\$499,999	47	\$400,000-\$499,999	
\$500,000-\$999,999	40	\$500,000-\$999,999	
Over \$1,000,000	<u>1</u>	Over \$1,000,000	
TOTAL:	1,002	TOTAL:	103

Total Active Listings

Class R1 & R2

As of April 31, 2006

Class R1 Active as of April 28, 2006:	2,473
Class R2 Active as of April 28, 2006:	<u>205</u>
TOTAL:	2,678

Time on Market of Units Sold	# Units	
1-30 days	165	14.90%
31-60 days	536	8.50%
61-90 days	194	17.60%
91-120 days	93	8.40%
120 + days	117	10.60%

Type of Financing	Number
Financing	
Conventional	871
FHA	73
VA	40
Assumption	2
Cash	108
Other	11

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>	<u>2006</u>
January	239	324	338	481	425	413	357	335	399	376	420	536	598	533	712	840
February	276	375	428	468	458	479	384	448	488	431	482	566	627	674	808	949
March	385	608	508	635	523	571	455	643	632	680	674	653	799	833	919	1226
April	481	602	522	581	466	492	526	580	568	545	723	726	848	921	1029	1105
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	1130	
December	413	563	625	546	528	498	483	559	508	354	557	684	731	916	1040	
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	13448	

APRIL 2006 vs. APRIL 2005: **76 More Sales** **7.38%**

APRIL 2006 vs. MARCH 2006: **121 Less Sales** **-9.9%**

YTD Sales through April 30, 2006: **4220**
YTD Sales through April 30, 2005 **3716**

Year to Date 2005 vs. 2006: **504 More Sales** **13.56%**

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

Albuquerque Metropolitan Board of **REALTORS®**

HOUSING TRENDS-April 2006

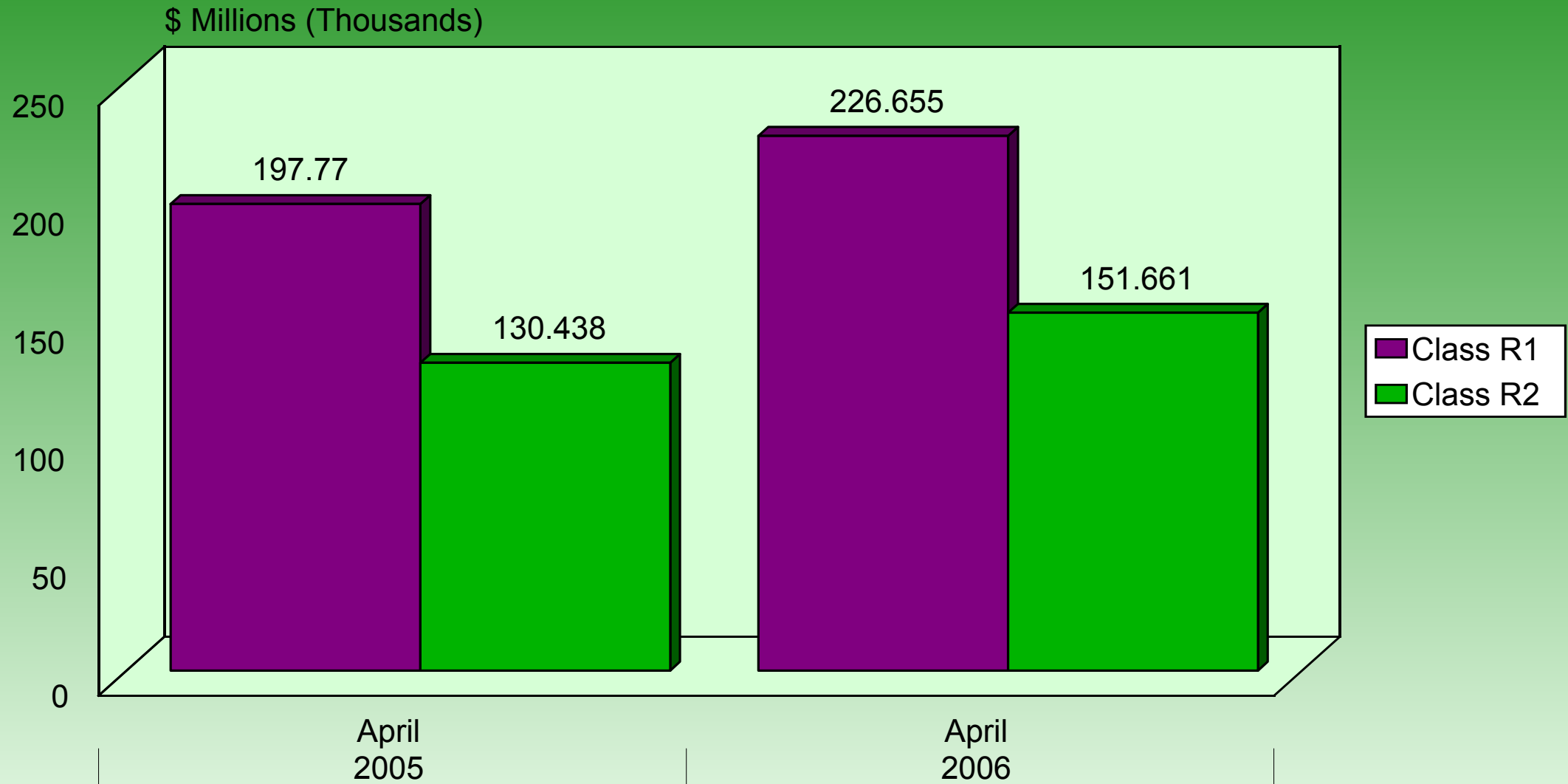
Albuquerque Metropolitan Board of REALTORS®/Southwest Multiple Listing Service
505-842-1433 Fax: 842-0448

AMBR Housing Trends

April 2006

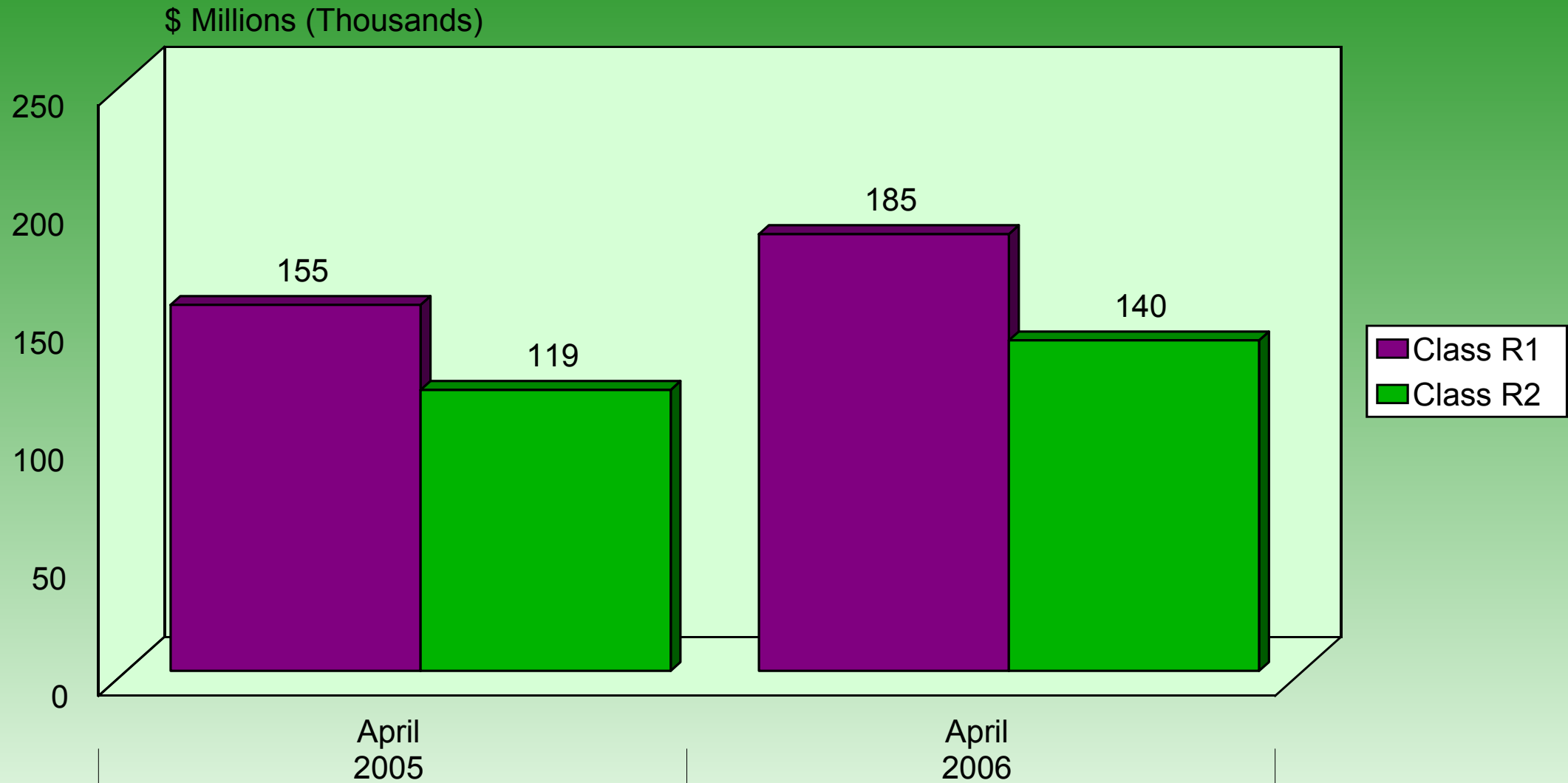
Average Price 2005 vs. 2006

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



Median Price 2005 vs. 2006

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



Interest Rates

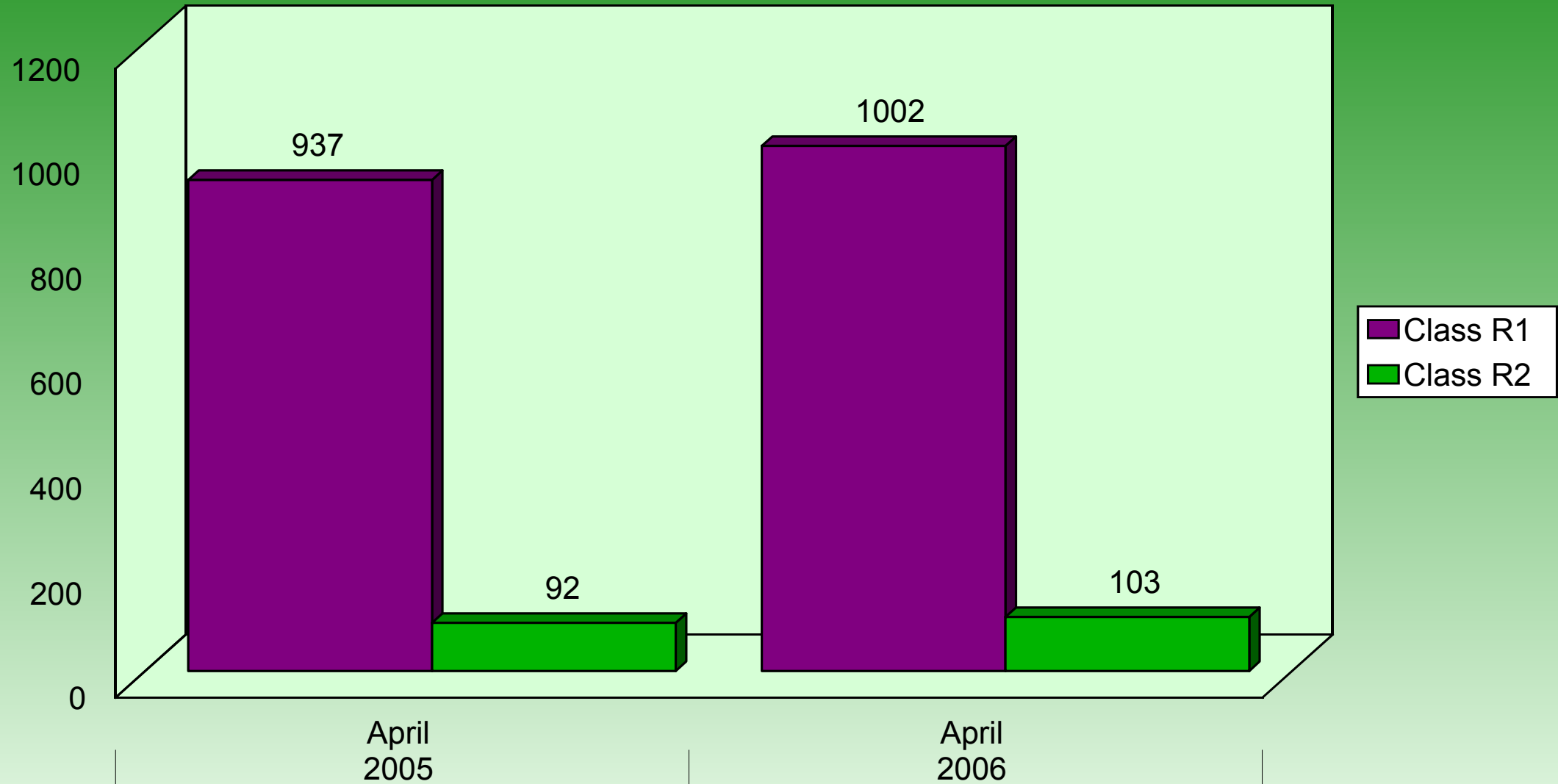
2005 and 2006

Interest Rate 2005=5.46%

Interest Rate 2006=6.11%

Closed Sales 2005 vs. 2006

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

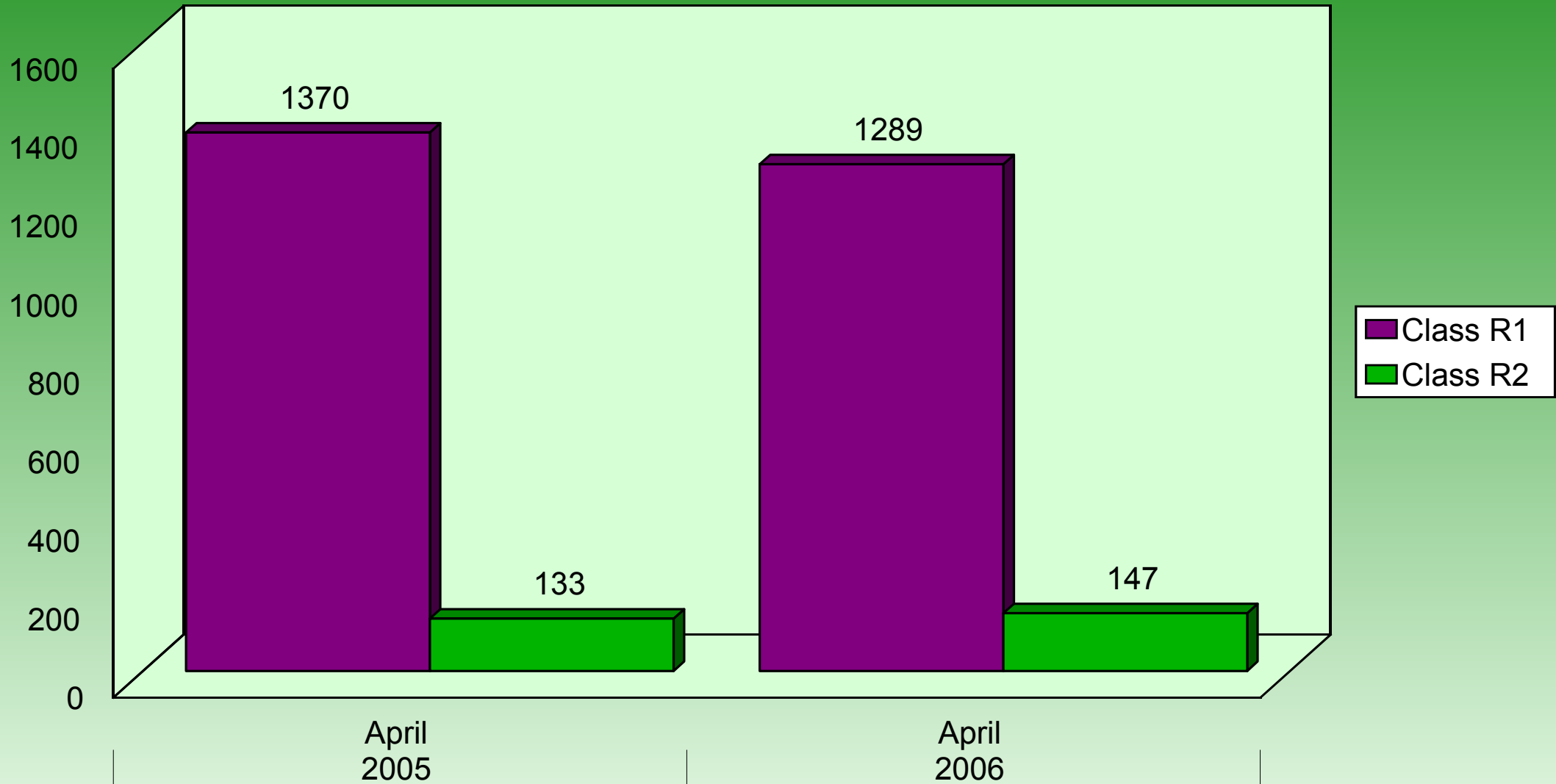


2005 Closed Sales Total=1029

2006 Closed Sales Total=1105

Under Contract Sales 2005 vs. 2006

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



2005 Under Contract Sales Total=1503

2006 Under Contract Sales Total=1436

New Listings 2006

R1/R2

April 2006 Listings R1=2473

April 2006 Listing R2=153

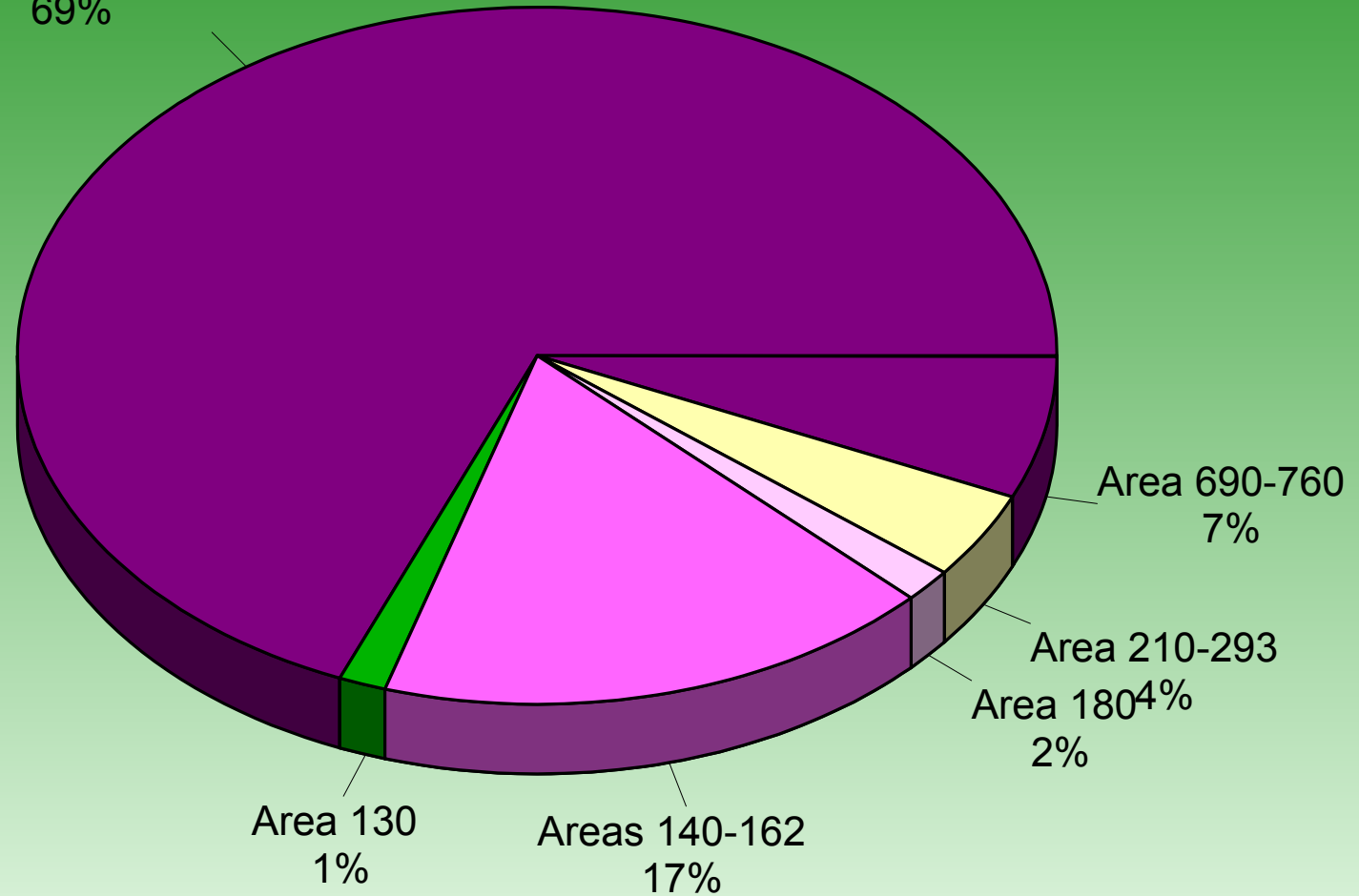
Total Listings=2022

April 2006 Sales

Class R1

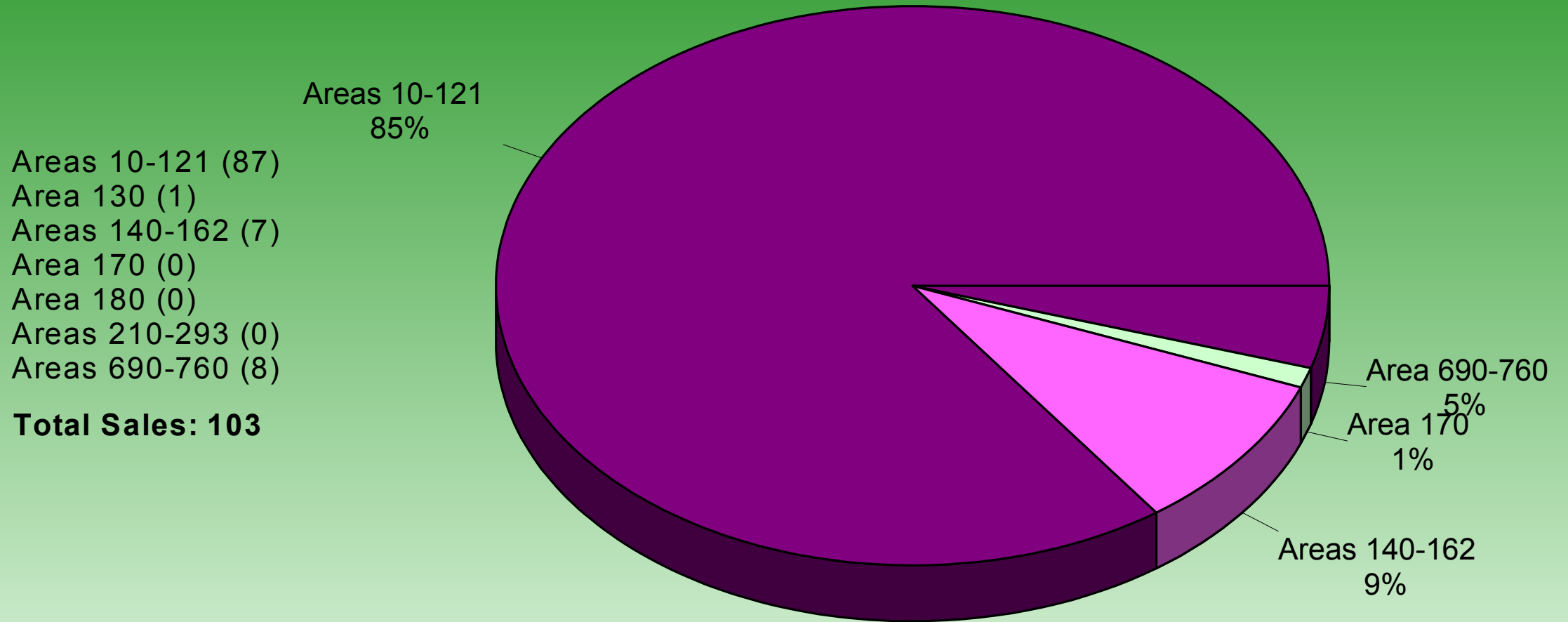
Areas 10-121
69%

Areas 10-121 (699)
Area 130 (8)
Areas 140-162 (166)
Area 170 (6)
Area 180 (7)
Areas 210-293 (54)
Areas 690-760 (62)
Total Sales: 1,002



April 2006 Sales

Class R2



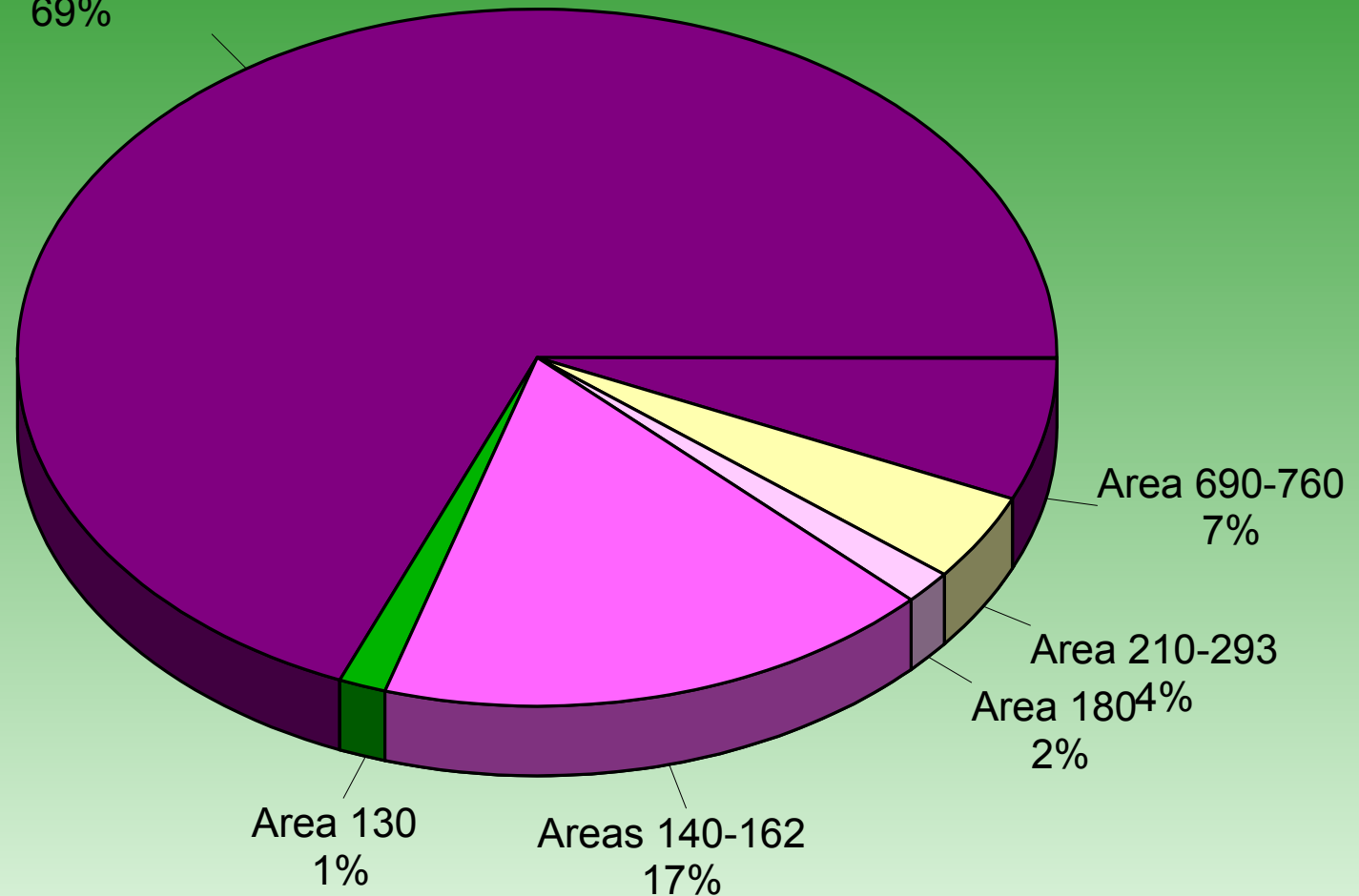
April 2006 Under Contract

Class R1

Areas 10-121
69%

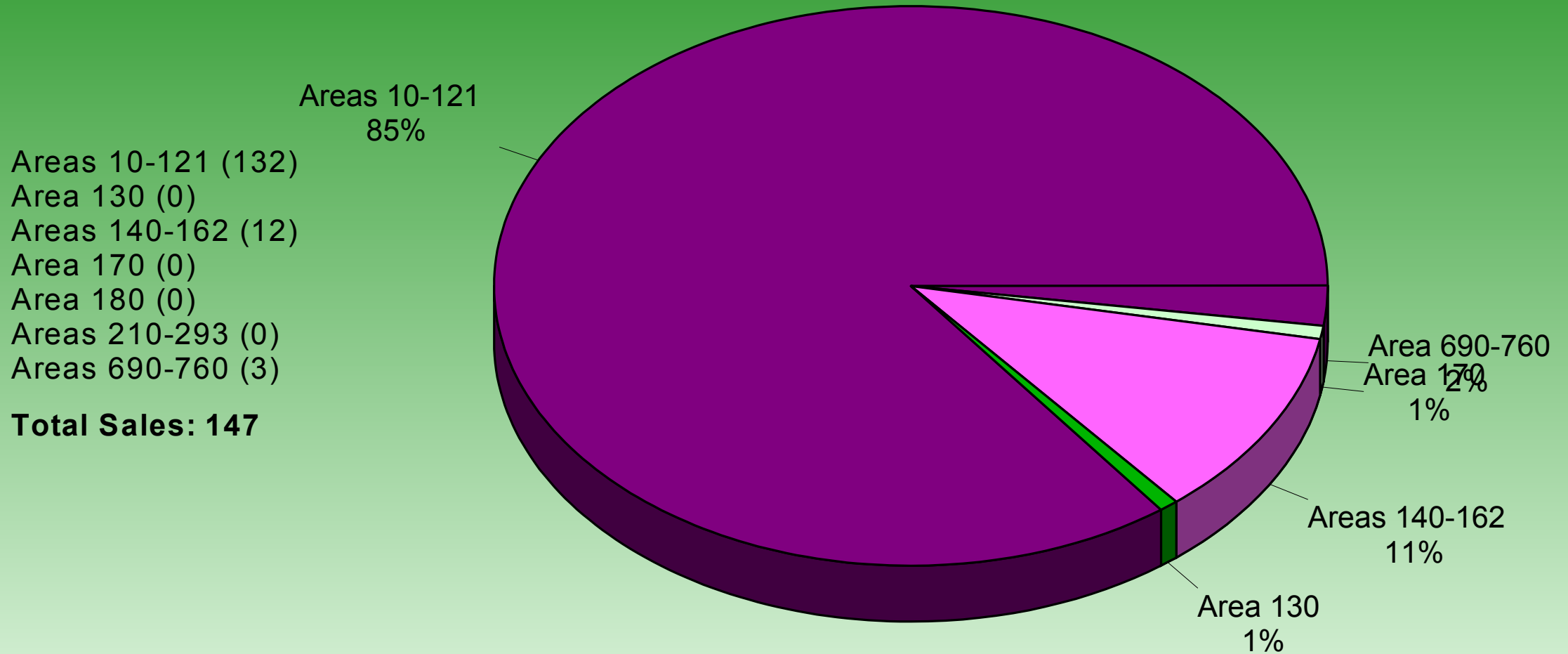
Areas 10-121 (910)
Area 130 (14)
Areas 140-162 (187)
Area 170 (13)
Area 180 (9)
Areas 210-293 (58)
Areas 690-760 (98)

Total Sales: 1,289



April 2006 Under Contract

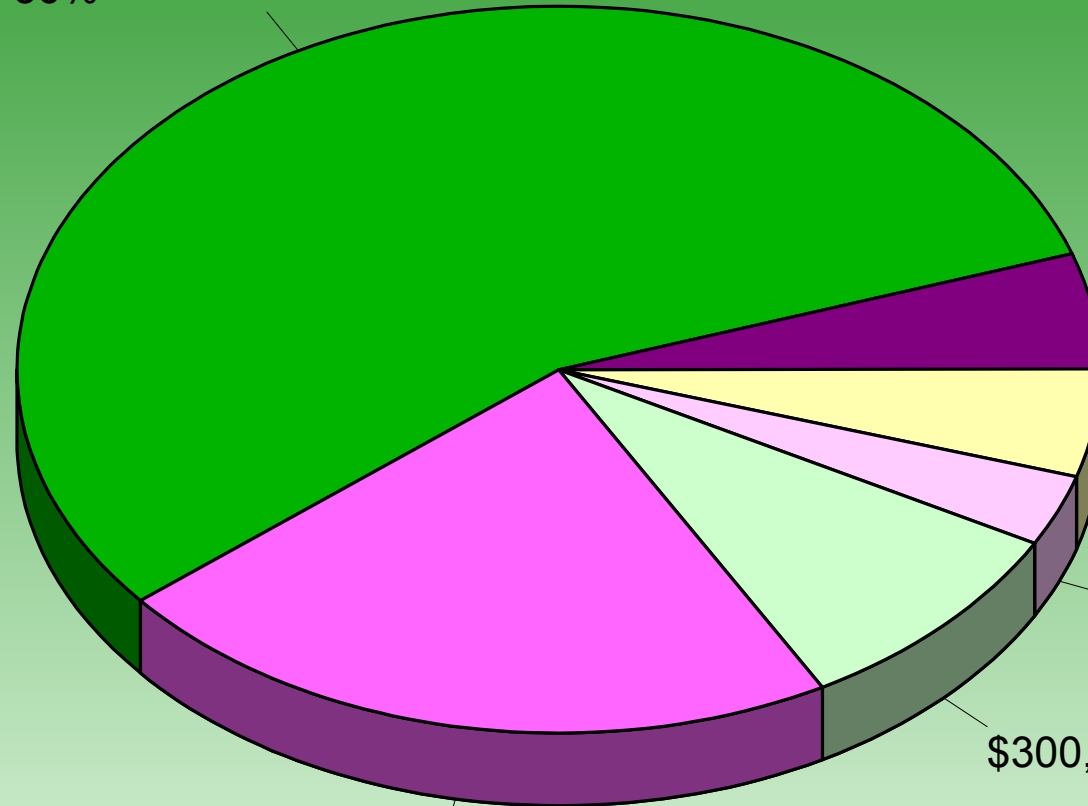
Class R2



April 2006 Closed Sales Class R1 by Price Range

Areas 10-180, 210-293, 690-760

\$100,000-\$199,999
56%



\$1-\$99,999
5%

\$500,000-\$999,999
5%

400,000-\$499,999
3%

\$300,000-\$399,999
9%

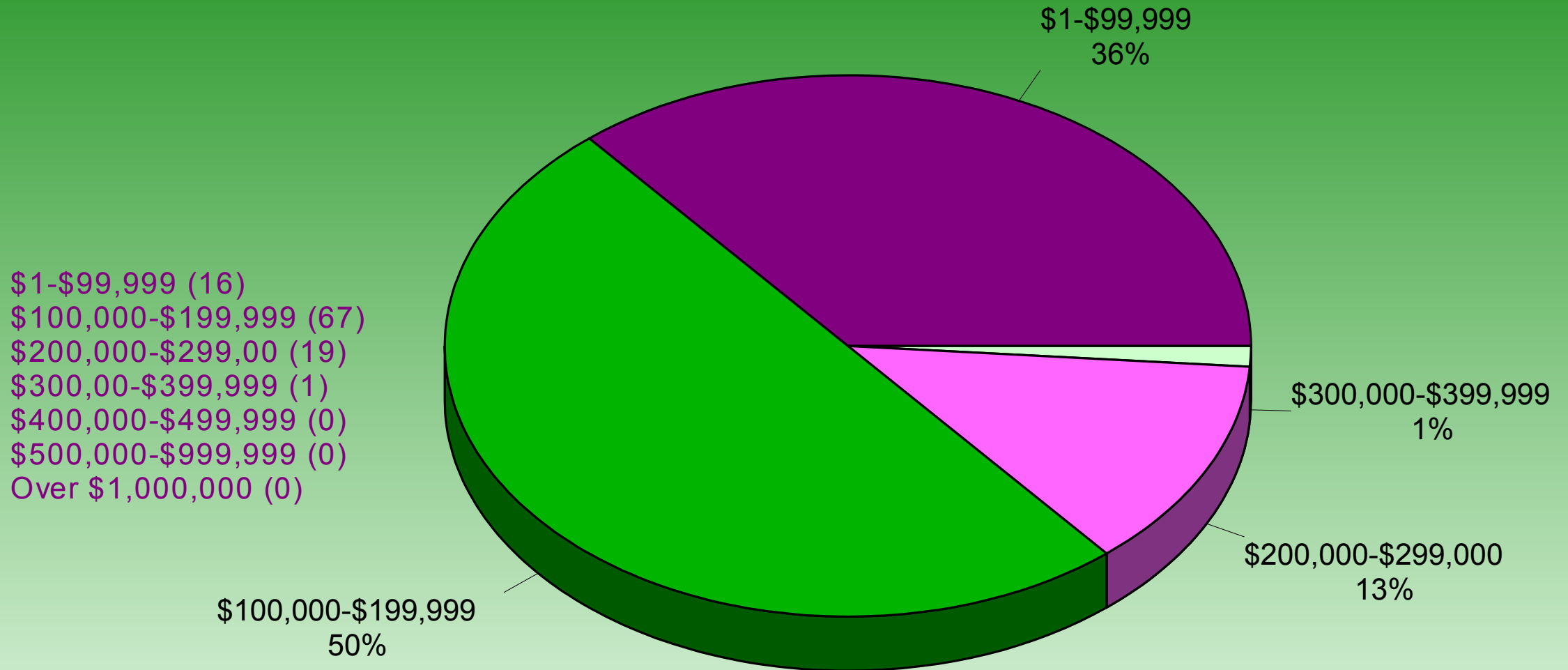
\$200,000-\$299,000
22%

\$1-\$99,999 (45)
\$100,000-\$199,999 (518)
\$200,000-\$299,00 (260)
\$300,00-\$399,999 (91)
\$400,000-\$499,999 (47)
\$500,000-\$999,999 (40)
Over \$1,000,000 (1)

Class R1 Total=1,002

April 2006 Closed Sales Class R2 by Price Range

Areas 10-180, 210-293, 690-760



Class R2 Total=103