



MLS Month in Review

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

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August 2006 Residential Home Sales

The Southwest Multiple Listing Service, Inc. reports that home sales units decreased by 10% from 1388 units sold in August, 2005 to 1250 units sold in August, 2006. August's average sales price for Single Family (R1) Homes shows an increase of 13% to \$240,212 from \$212,127 in 2005. The median sales price, the price at which half the homes were sold above and below, rose by 15% from August 2005's \$171,000 to \$196,500 in August, 2006. The average sale price for R2 Condo/Townhouses was \$161,729 in August 2006 compared to \$123,194 in August, 2005, a 31% increase. The median sales price rose by 30.5% from \$118,000 in August, 2005 to \$153,950 in August, 2006.

61% of the homes sold within 60 days on the market in August, 2006 whereas 67% sold in the same time frame in August 2005. Under Contract (Pending), those transactions subject to contract, but not yet closed escrow, decreased by 12.4% from 1,572 in August, 2005 to 1,377 in August 2006. The 2,723 listings added during August 2006, increased by 34% from the 2,033 added in August, 2005.

"The August 2006 Residential Home Sales statistics show a slight slowdown in the housing market in the Greater Albuquerque area from last August. We've seen a 10% decrease in sales for August 2006 versus August of 2005. There has been an 88% increase in active listings over this time last year" said Cathy Colvin, Chairman of the Albuquerque Metropolitan Board of REALTORS®, "We are seeing a slight slowdown in the market with interest rates at 6.5% and a large increase in housing inventory," 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 4,400 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 - August 2006

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

August	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	\$212,127	\$240,218	\$171,000	\$196,500	5.33%	6.52%	1267	1126	1419	1211	2,473	250
Class R2	\$123,194	\$161,729	\$118,000	\$153,950			<u>121</u>	<u>124</u>	<u>153</u>	<u>166</u>		
							1388	1250	1572	1377		

August 2006 Closed Sales	Class R1		August 2006 Closed Sales	Class R2		August 2006 Under Contract	Class R1		August 2006 UnderContract	Class R2	
	Areas	#		Areas	#		Areas	#		Areas	#
Areas	10-121	808	Areas	10-121	110	Areas	10-121	865	Areas	10-121	140
Area	130	7	Area	130	0	Area	130	12	Area	130	4
Areas	140-162	174	Areas	140-162	11	Areas	140-162	186	Areas	140-162	9
Area	170	4	Area	170	0	Area	170	2	Area	170	1
Area	180	10	Area	180	0	Area	180	7	Area	180	0
Areas	210-293	49	Areas	210-293	0	Areas	210-293	64	Areas	210-293	1
Areas	690-760	<u>74</u>	Areas	690-760	<u>3</u>	Areas	690-760	<u>75</u>	Areas	690-760	<u>11</u>
TOTAL:		1,126	TOTAL:		124	TOTAL:		1,211	TOTAL:		166

August 2006 Closed Sales

Class R1 & R2

By Price Range

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

Class R1	#	Class R2	#
\$1-\$99,999	26	\$1-\$99,999	19
\$100,000-\$199,999	555	\$100,000-\$199,999	70
\$200,000-\$299,999	323	\$200,000-\$299,999	32
\$300,000-\$399,999	111	\$300,000-\$399,999	3
\$400,000-\$499,999	52	\$400,000-\$499,999	0
\$500,000-\$999,999	54	\$500,000-\$999,999	0
Over \$1,000,000	<u>5</u>	Over \$1,000,000	<u>0</u>
TOTAL:	1,126	TOTAL:	124

Total Active Listings

Class R1 & R2

As of September 10, 2006

Class R1 Active as of September 10, 2006:	4,081
Class R2 Active as of September 10, 2006:	<u>326</u>
TOTAL:	4,407

Time on Market of Units Sold	#	Units	%
1-30 days	179	14.32%	
31-60 days	579	46.32%	
61-90 days	299	23.92%	
91-120 days	102	8.16%	
120 + days	91	7.28%	

Type of Financing	Number
Financing	
Conventional	1028
FHA	59
VA	30
Assumption	1
Cash	122
Other	10

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	1301
July	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	1295	1248
August	509	621	670	594	707	669	692	729	717	664	864	878	1110	1131	1339	1239
August	513	653	690	709	767	684	615	644	729	701	791	906	1054	1146	1388	1250
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	

August 2006 vs. August 2005: 138 Less Sales -9.9%

August 2006 vs. July 2006: 11 More Sales 0.89%

YTD Sales through August 31, 2006: 9,468

YTD Sales through August 31, 2005: 9,299

Year to Date 2005 vs. 2006: 169 More Sales 1.8%

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

**Albuquerque Metropolitan Board of
REALTORS®**
HOUSING TRENDS-August 2006

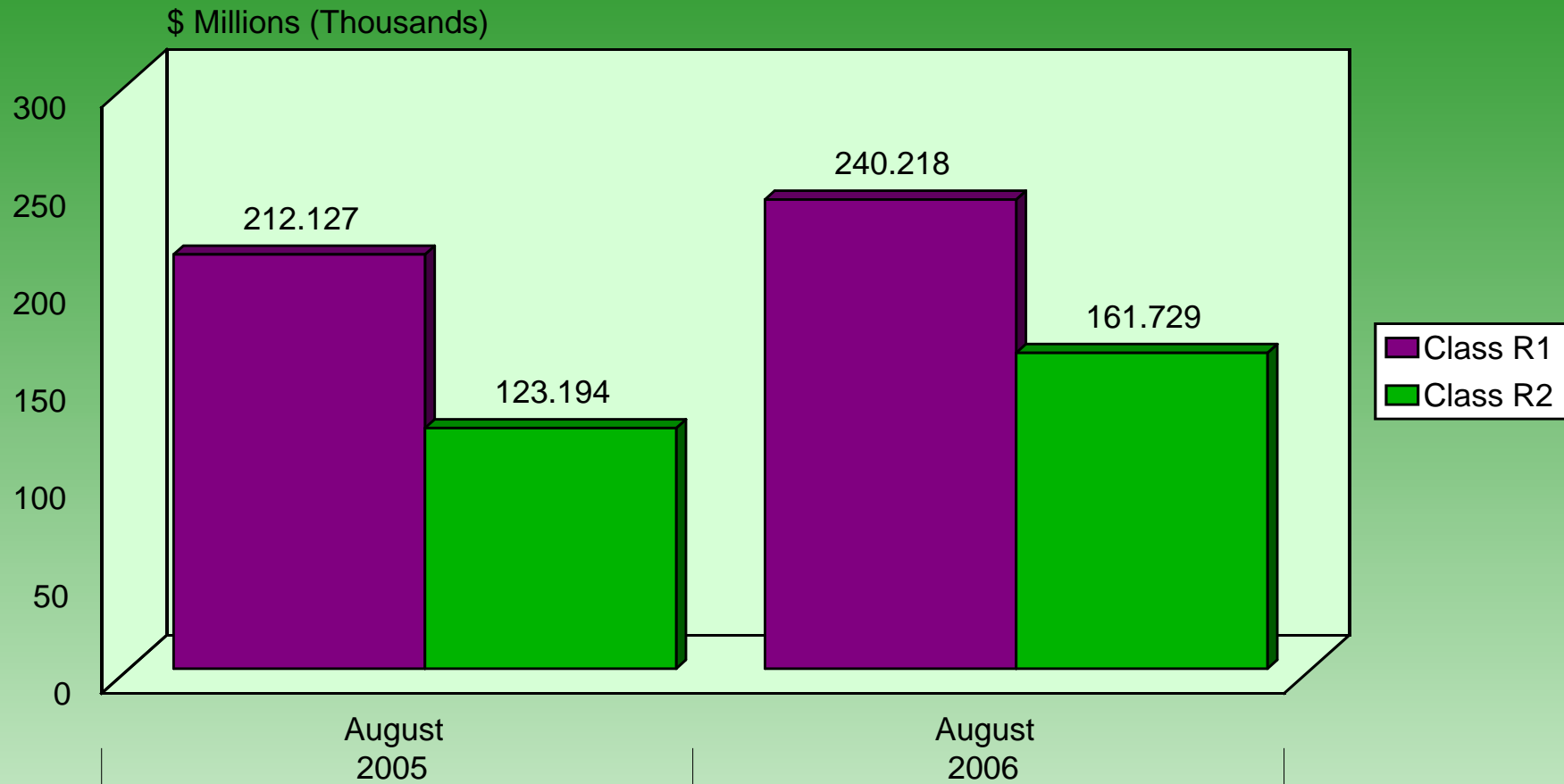
Albuquerque Metropolitan Board of REALTORS®/Southwest Multiple Listing Service
505-842-1433 Fax: 842-0448

AMBR Housing Trends

August 2006

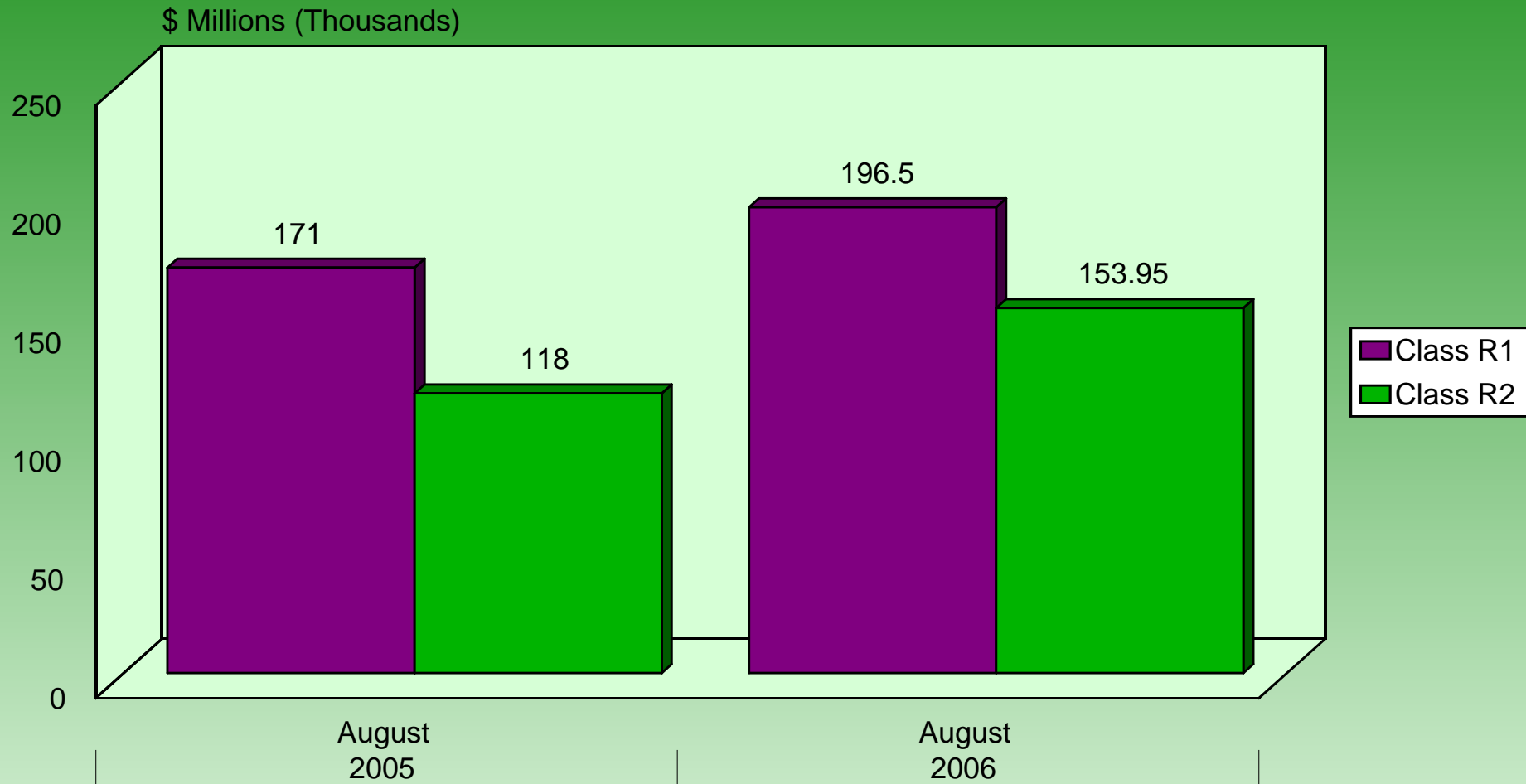
Average Price 2005 vs. 2006

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

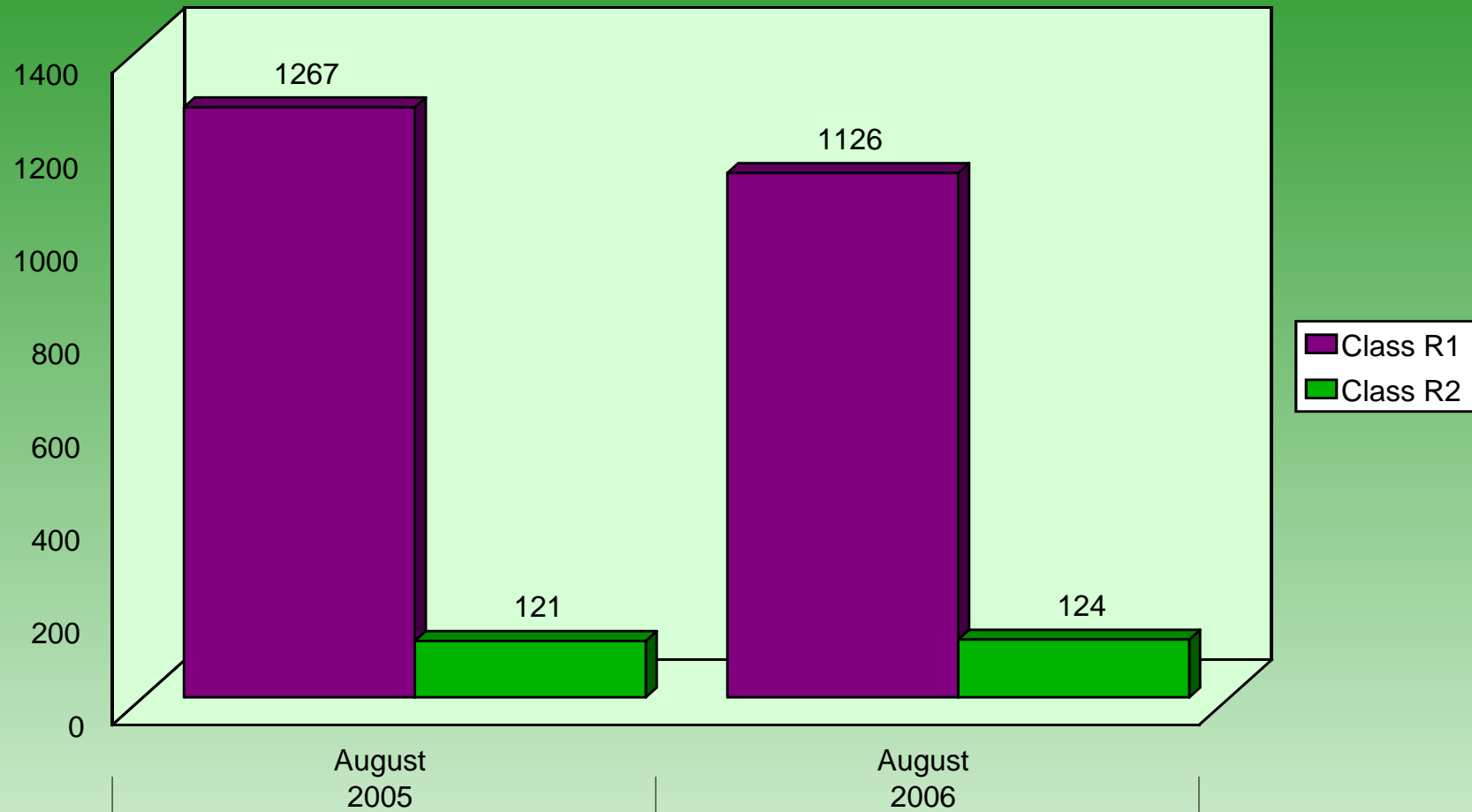
2005 and 2006

Interest Rate 2005=5.33%

Interest Rate 2006=6.52%

Closed Sales 2005 vs. 2006

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

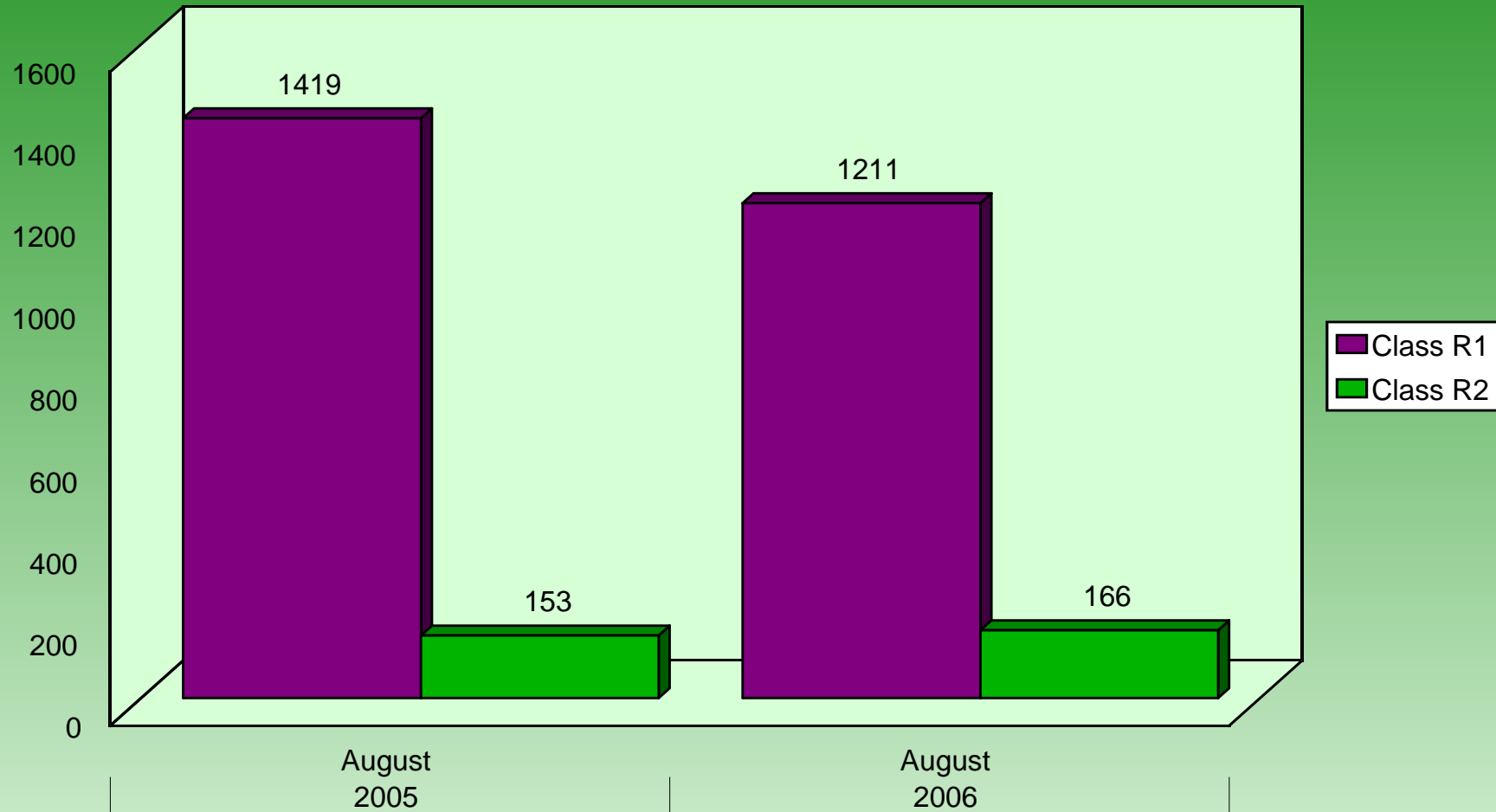


2005 Closed Sales Total=1388

2006 Closed Sales Total=1250

Pending Sales 2005 vs. 2006

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



2005 Under Contract Sales Total=1572

2006 Under Contract Sales Total=1377

New Listings 2006

R1/R2

August 2006 Listings R1=2473

August 2006 Listings R2=250

Total New Listings=2723