

## Metropolitan Albuquerque Housing Trends - February 2006

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

Feb.	Average \$ 2005	Average \$ 2006	Median \$ 2005	Median \$ 2006	Interest Rate '05	Interest Rate '06	2005 Sales	2006 Sales	Pending 2005	Pending 2006	New Listings '06 R1 / R2
Class R1	\$184,365	\$207,144	\$149,000	\$173,750	5.21%	5.90%	725	836	1037	1187	1,501
Class R2	\$119,396	\$141,380	\$107,500	\$125,000			<u>83</u> 808	<u>113</u> 949	<u>104</u> 1141	<u>134</u> 1321	143 1,644

February 2006 Sales Class R1			February 2006 Sales Class R2			February 2006 Pending Class R1			February 2006 Pending Class R2		
Areas	10-121	587	Areas	10-121	100	Areas	10-121	810	Areas	10-121	116
Area	130	5	Area	130	0	Area	130	11	Area	130	0
Areas	140-162	146	Areas	140-162	10	Areas	140-162	223	Areas	140-162	9
Area	170	1	Area	170	0	Area	170	3	Area	170	1
Area	180	10	Area	180	0	Area	180	11	Area	180	1
Areas	210-293	39	Areas	210-293	0	Areas	210-293	60	Areas	210-293	0
Areas	690-760	<u>48</u>	Areas	690-760	<u>3</u>	Areas	690-760	<u>69</u>	Areas	690-760	<u>7</u>
<b>TOTAL:</b>		<b>836</b>	<b>TOTAL:</b>		<b>113</b>	<b>TOTAL:</b>		<b>1,187</b>	<b>TOTAL:</b>		<b>134</b>

### February 2006 Sales

#### Class R1 & R2

#### By Price Range

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

Class R1		Class R2	
\$1-\$99,999	47	\$1-\$99,999	31
\$100,000-\$199,999	480	\$100,000-\$199,999	64
\$200,000-\$299,999	189	\$200,000-\$299,999	15
\$300,000-\$399,999	67	\$300,000-\$399,999	2
\$400,000-\$499,999	26	\$400,000-\$499,999	1
\$500,000-\$999,999	24	\$500,000-\$999,999	0
Over \$1,000,000	<u>3</u>	Over \$1,000,000	<u>0</u>
<b>TOTAL:</b>	<b>836</b>	<b>TOTAL:</b>	<b>113</b>

### Total Active Listings

#### Class R1 & R2

#### As of February 31, 2006

Class R1 Active as of February 28, 2006:	2,145
Class R2 Active as of February 28, 2006:	<u>157</u>
<b>TOTAL:</b>	<b>2,302</b>

**YTD Sales through February 28, 2006: 1,803**

*(Total sales reported between January 1, 2006 & February end, 2006 in Classes R1 & R2)*

\*YTD Sales=Total sales reported on 3-10-2006; Actual sales will be higher due to sales input into MLS after 3-10-2006

## 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>
<b>January</b>	239	324	338	481	425	413	357	335	399	376	420	536	598	533	712	840
<b>February</b>	276	375	428	468	458	479	384	448	488	431	482	566	627	674	808	949
<b>March</b>	385	608	508	635	523	571	455	643	632	680	674	653	799	833	919	
<b>April</b>	481	602	522	581	466	492	526	580	568	545	723	726	848	921	1029	
<b>May</b>	503	521	579	643	549	410	646	658	663	634	837	791	938	1029	1300	
<b>June</b>	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	1295	
<b>July</b>	509	621	670	594	707	669	692	729	717	664	864	878	1110	1131	1339	
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	906	1054	1146	1388	
<b>September</b>	462	603	682	641	583	538	596	621	619	575	662	747	986	1022	1319	
<b>October</b>	400	631	592	573	625	566	599	616	552	582	671	798	864	1001	1169	
<b>November</b>	364	588	534	540	525	486	488	520	517	521	594	727	679	900	1130	
<b>December</b>	413	563	625	546	528	498	483	559	508	354	557	684	731	916	1040	
<b>TOTALS</b>	<b>5,071</b>	<b>6,690</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>13448</b>	

<b>FEBRUARY 2006 vs. FEBRUARY 2005:</b>	<b>141 More Sales</b>	<b>17.45%</b>
<b>FEBRUARY 2006 vs. JANUARY 2006:</b>	<b>109 More Sales</b>	<b>12.97%</b>
<b>Year to Date 2005 vs. 2006:</b>	<b>283 More Sales</b>	<b>18.61%</b>

# **Albuquerque Metropolitan Board of REALTORS**

HOUSING TRENDS-FEBRUARY 2006

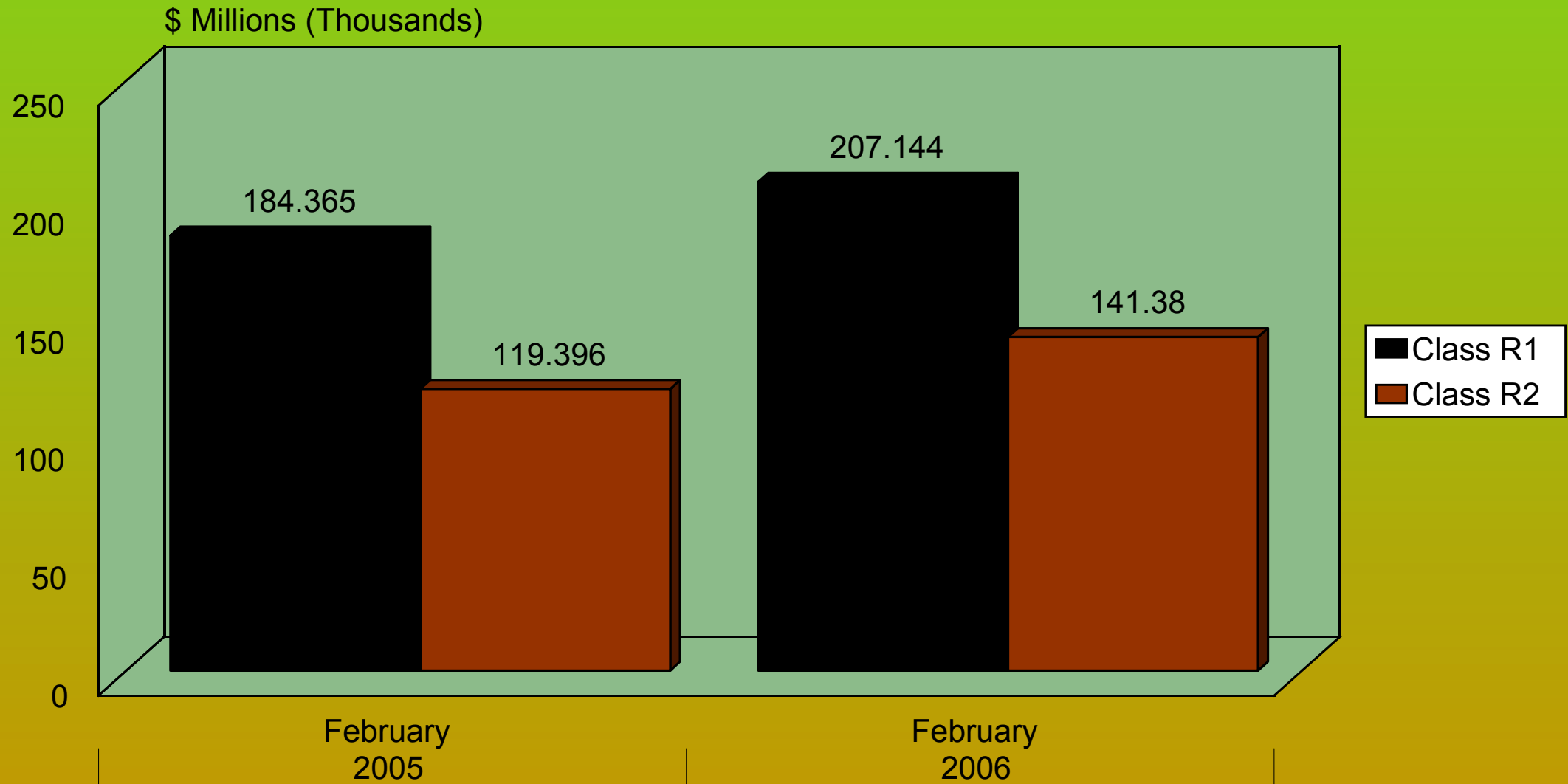
Albuquerque Metropolitan Board of REALTORS/Southwest Multiple Listing Service  
505-842-1433 Fax: 842-0448

# **AMBR Housing Trends**

February 2006

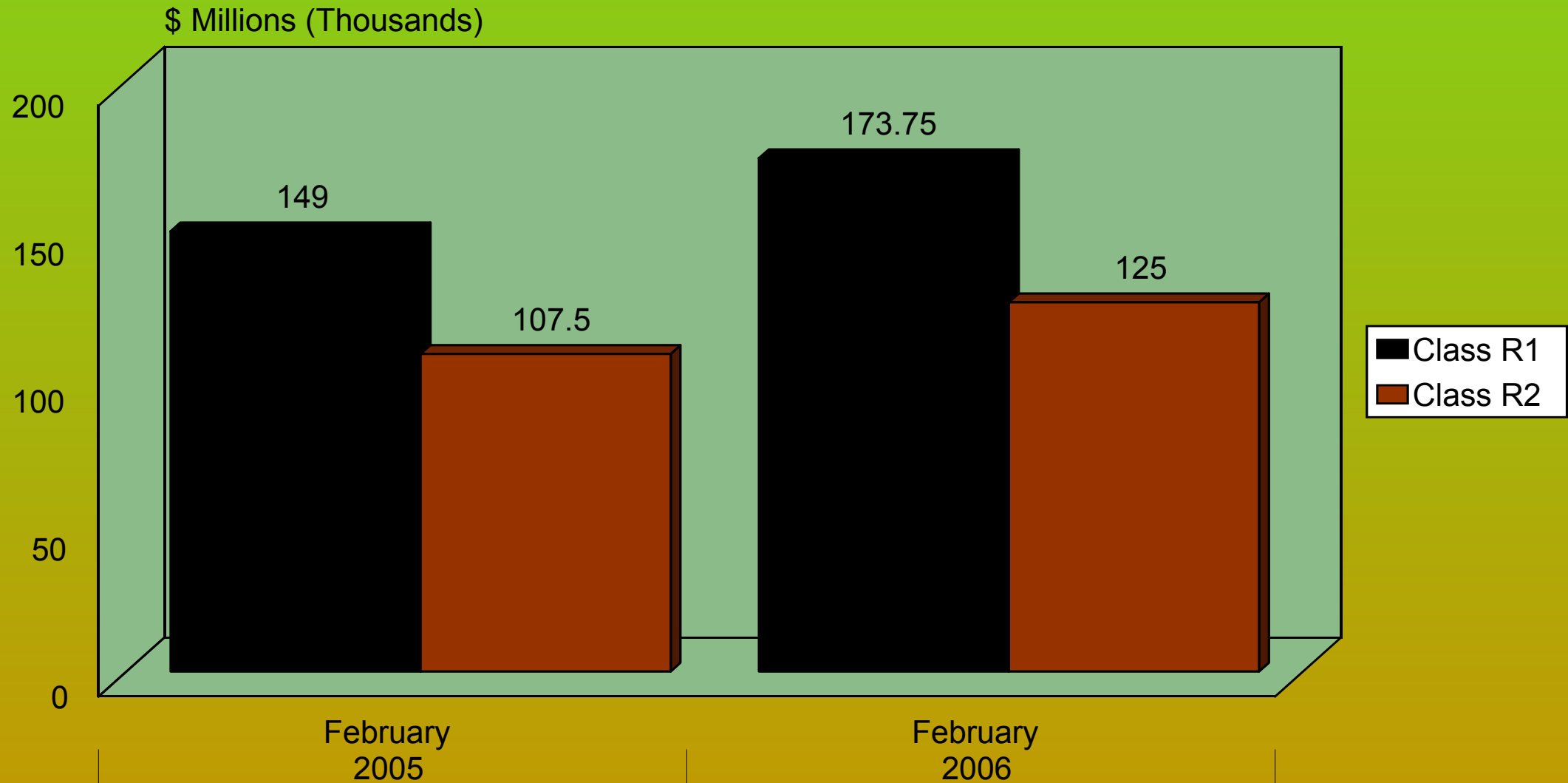
# Average Price 2005 vs. 2006

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

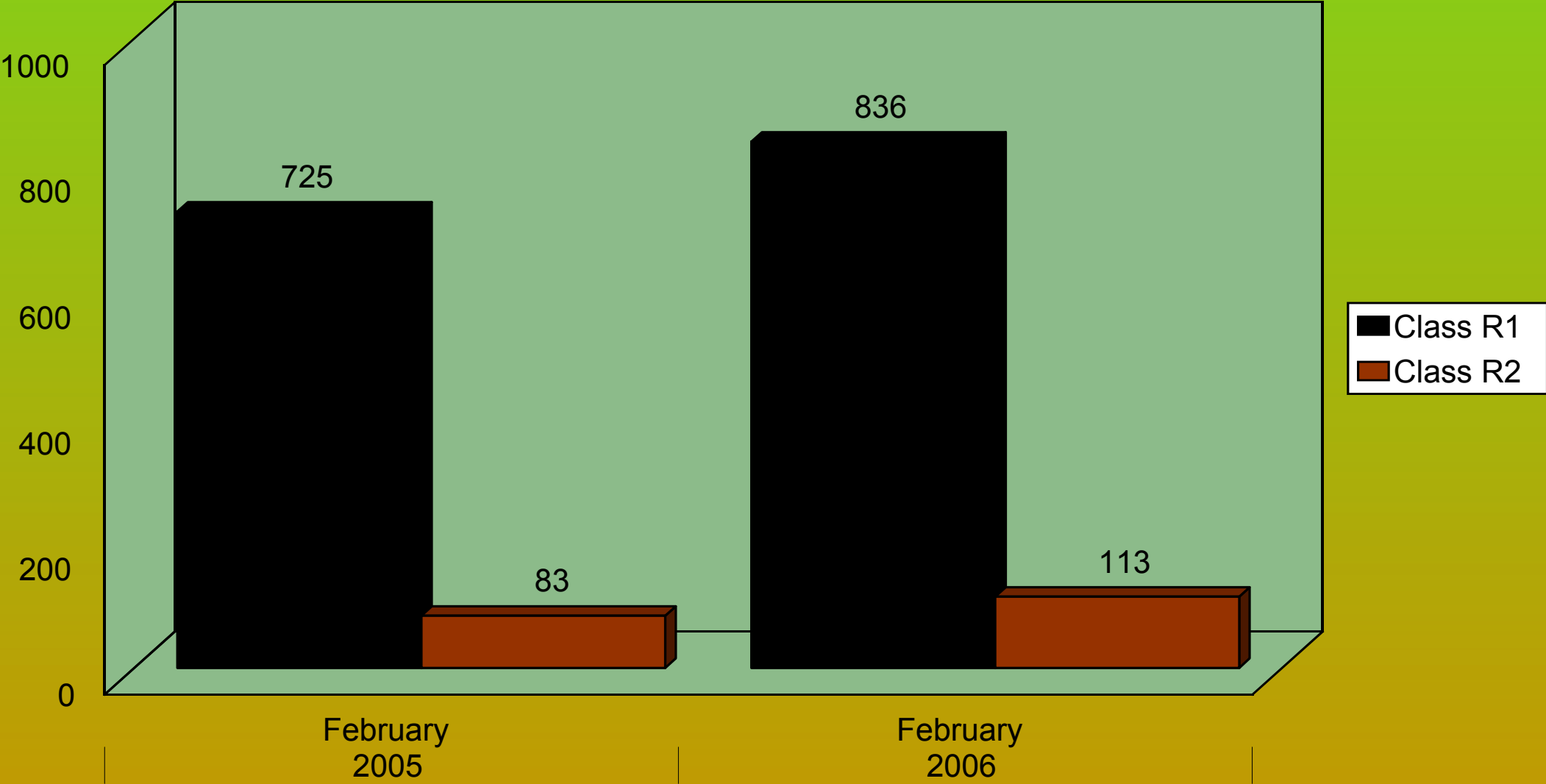
2005 and 2006

Interest Rate 2005=5.21%

Interest Rate 2006=5.90%

# Solds 2005 vs. 2006

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



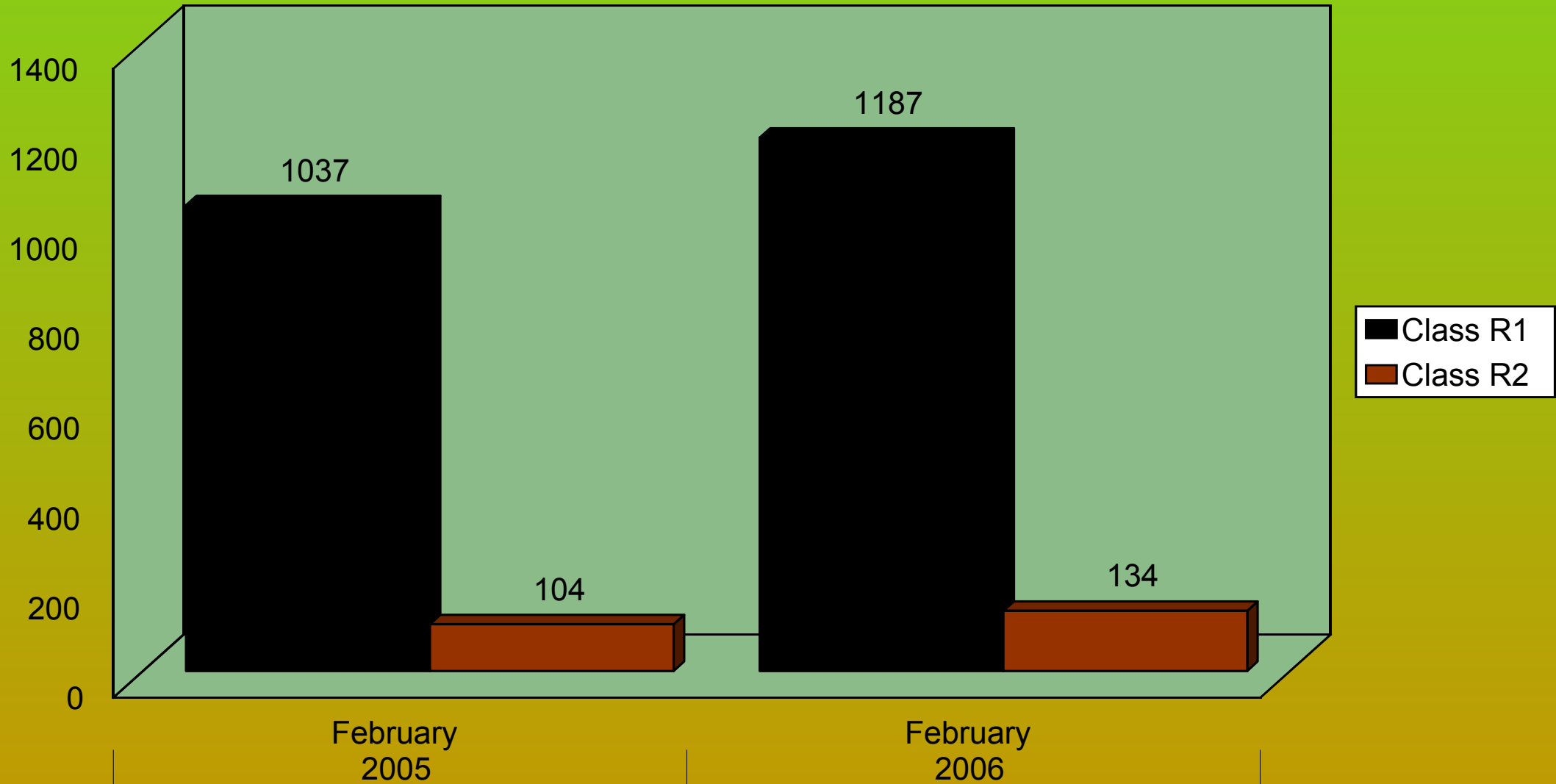
2005 Sales Total=808

2006 Sales Total=949



# Pending Sales 2005 vs. 2006

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



2005 Sales Total=1141

2006 Sales Total=1321

# New Listings 2006

R1/R2

January 2006 Listings R1=1501

January 2006 Listing R2=143

Total Listings=1644

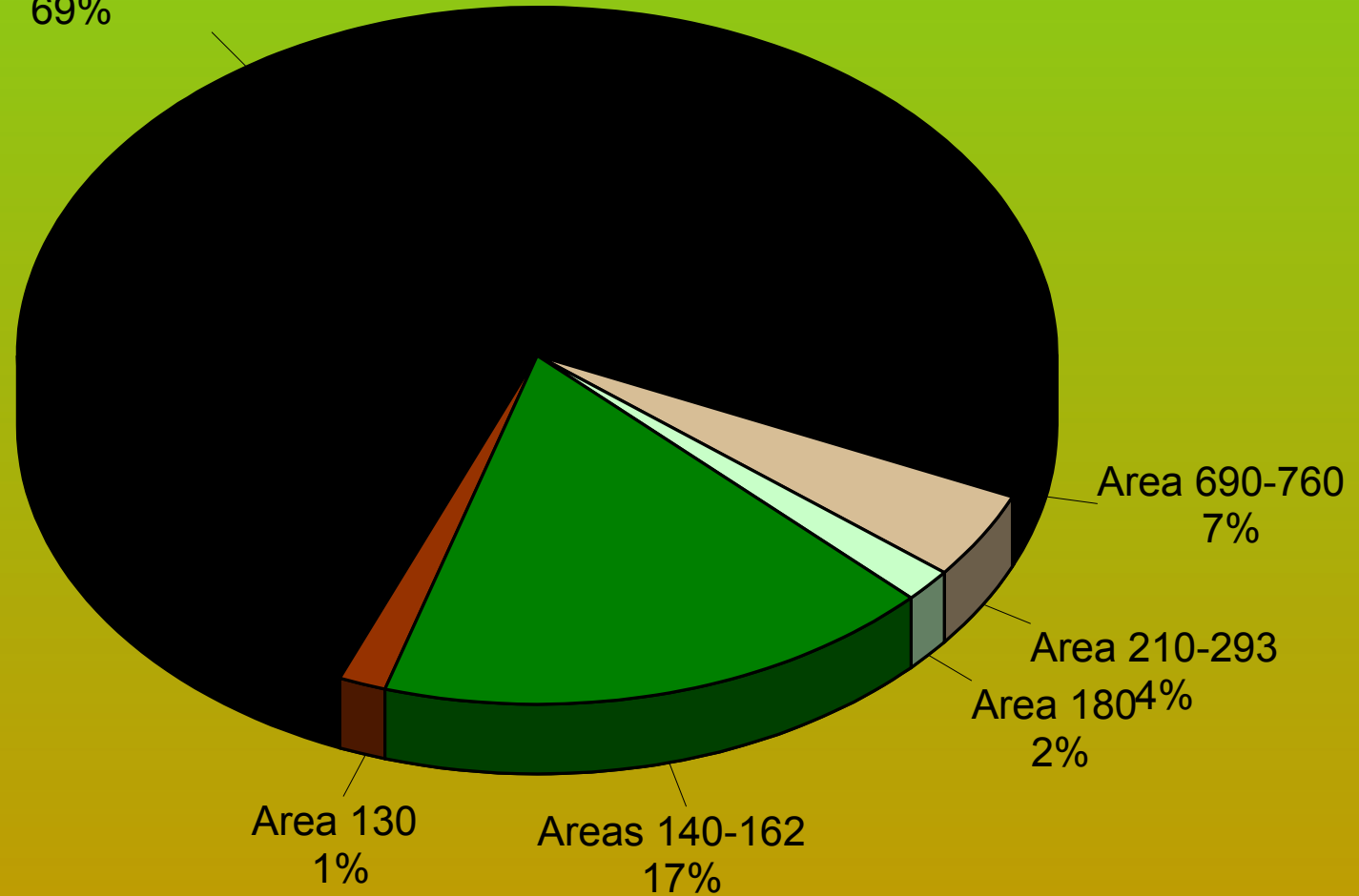
# February 2006 Sales

## Class R1

Areas 10-121  
69%

Areas 10-121 (587)  
Area 130 (5)  
Areas 140-162 (146)  
Area 170 (1-0%)  
Area 180 (10)  
Areas 210-293 (39)  
Areas 690-760 (48)

Total Sales: 836



# February 2006 Sales

## Class R2



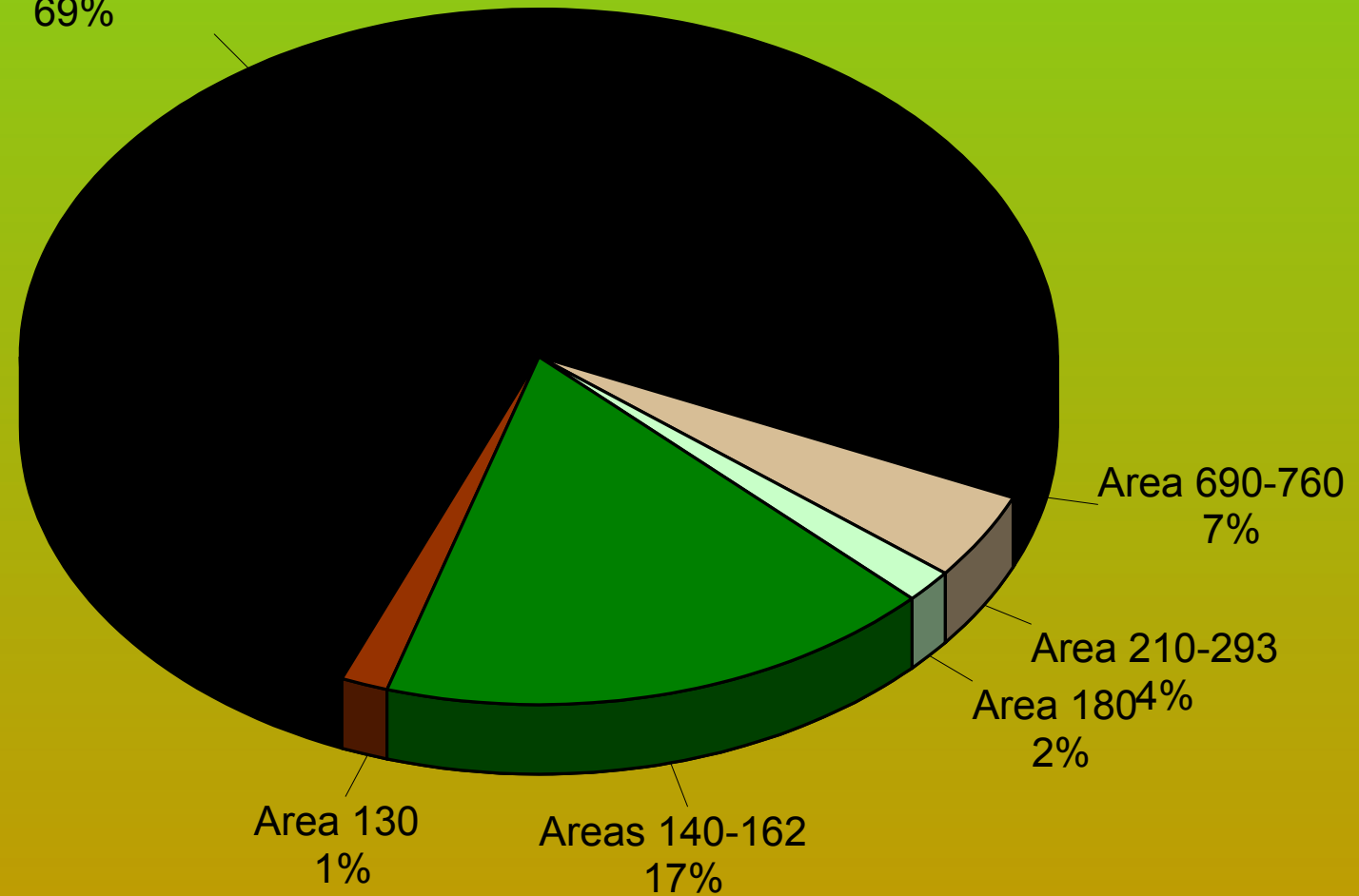
# February 2006 Pendings

## Class R1

Areas 10-121  
69%

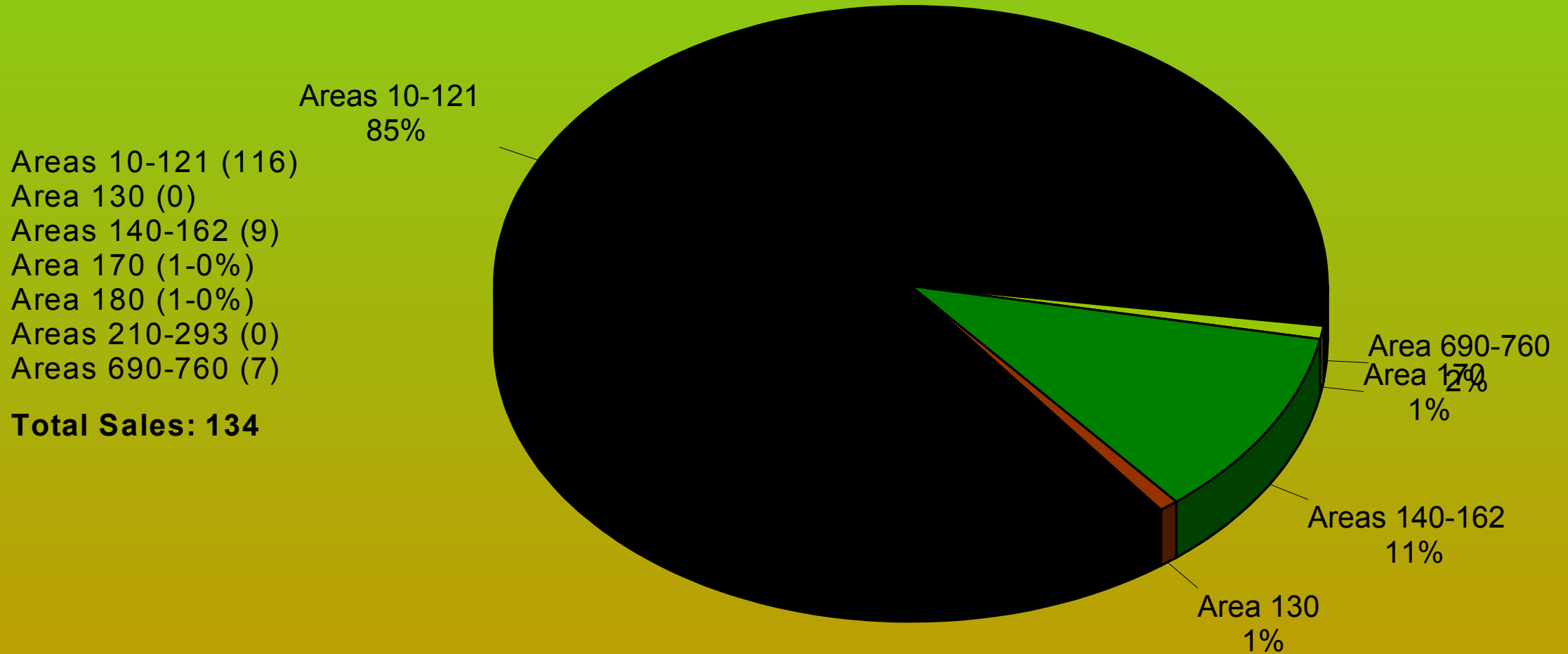
Areas 10-121 (810)  
Area 130 (11)  
Areas 140-162 (223)  
Area 170 (3)  
Area 180 (11)  
Areas 210-293 (60)  
Areas 690-760 (69)

**Total Sales: 1,187**



# February 2006 Pendings

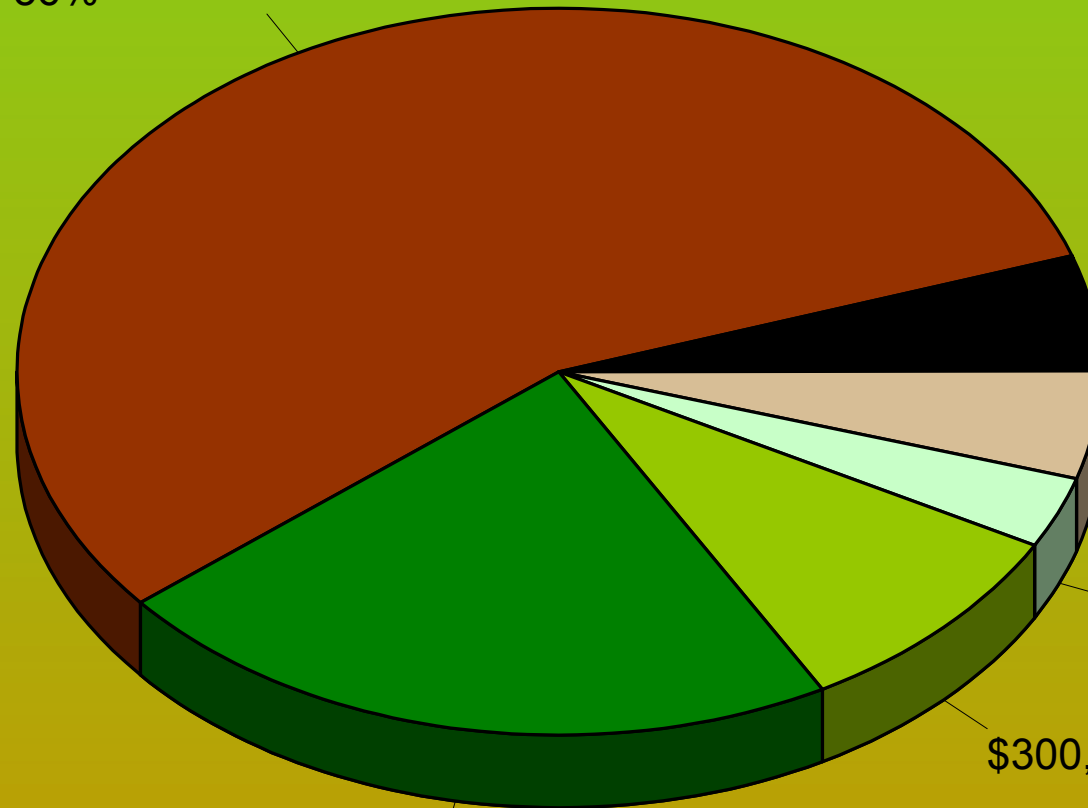
## Class R2



# February 2006 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%

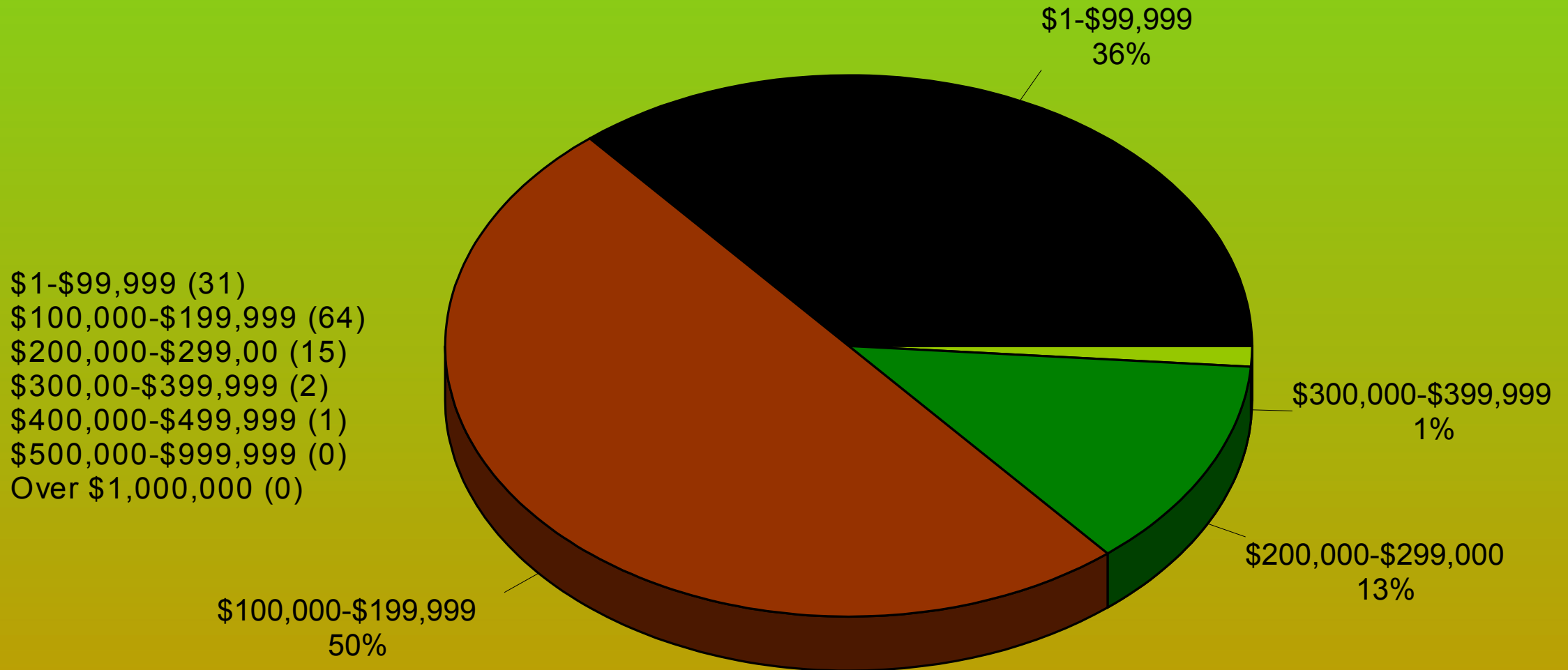
\$200,000-\$299,999  
22%

\$1-\$99,999 (47)  
\$100,000-\$199,999 (480)  
\$200,000-\$299,999 (189)  
\$300,000-\$399,999 (67)  
\$400,000-\$499,999 (26)  
\$500,000-\$999,999 (24)  
Over \$1,000,000 (3)

Class R1 Total=836

# February 2006 Sales Class R2 by Price Range

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



Class R2 Total=113