

Metropolitan Albuquerque Housing Trends - 1st Quarter (Jan-March) 2006

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

1st Quarter	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	\$184,365	\$214,712	\$149,000	\$175,000	5.21%	5.84%	2195	2738	2989	3475	4,960
Class R2	\$119,396	\$138,240	\$107,500	\$125,000			<u>247</u>	<u>316</u>	<u>321</u>	<u>378</u>	513
							2442	3054	3310	3853	5,473

Jan-March 2006 Closed Sales Class R1			Jan-March 2006 Closed Sales Class R2			Jan-March 2006 Under Contract Class R1			Jan-March 2006 UnderContract Class R2		
Areas	10-121	1,871	Areas	10-121	276	Areas	10-121	2,372	Areas	10-121	329
Area	130	31	Area	130	1	Area	130	31	Area	130	2
Areas	140-162	500	Areas	140-162	26	Areas	140-162	609	Areas	140-162	28
Area	170	6	Area	170	2	Area	170	16	Area	170	1
Area	180	28	Area	180	0	Area	180	33	Area	180	1
Areas	210-293	123	Areas	210-293	0	Areas	210-293	186	Areas	210-293	0
Areas	690-760	<u>179</u>	Areas	690-760	<u>11</u>	Areas	690-760	<u>228</u>	Areas	690-760	<u>17</u>
TOTAL:		2,738	TOTAL:		316	TOTAL:		3,475	TOTAL:		378

Jan-March 2006 Closed Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	154	\$1-\$99,999	97
\$100,000-\$199,999	1,502	\$100,000-\$199,999	170
\$200,000-\$299,999	641	\$200,000-\$299,999	42
\$300,000-\$399,999	240	\$300,000-\$399,999	5
\$400,000-\$499,999	97	\$400,000-\$499,999	2
\$500,000-\$999,999	95	\$500,000-\$999,999	0
Over \$1,000,000	<u>9</u>	Over \$1,000,000	<u>0</u>
TOTAL:	2,738	TOTAL:	316

Total Active Listings

Class R1 & R2

As of April 1, 2006

Class R1 Active as of April 1, 2006:	183
Class R2 Active as of April 1, 2006:	<u>2,375</u>
TOTAL:	2,558

YTD Sales through March 31, 2006: 3,054

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

*YTD Sales= Total sales reported on 4-10-06; Actual sales will be higher due to sales input into MLS after 4-10-06

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	
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	

1st Quarter 2005 cf. 1st. Quarter 2006 576 More Sales 23.61%

Year to Date 2005 vs. 2006: 429 More Sales 16.35%

1st Quarter (Jan-March) 2006 Housing Activity Report

Class R1 - Existing Single-Family Detached

		Active Listings	Under Contract Listings	Total Sold & Closed	Average Closed Sale Price
10	Sandia Heights	14	23	17	\$513,594
20	North Albuquerque Acres	79	32	25	\$580,092
21	Albuquerque Acres West	63	69	50	\$341,565
30	Far NE Heights	70	134	117	\$327,594
31	Foothills North	35	37	25	\$518,528
32	Academy West	18	44	31	\$219,077
40	Near NE Heights	50	66	42	\$290,555
41	Uptown	28	113	73	\$158,980
42	UNM South	42	62	60	\$211,028
50	NE Heights	74	236	196	\$167,191
51	Foothills South	30	62	43	\$273,070
60	Four Hills	12	20	17	\$349,685
70	SE Heights	17	40	44	\$158,300
71	Southeast Heights	22	55	40	\$187,627
80	Downtown	43	70	43	\$142,596
90	Southwest	48	82	56	\$116,036
91	Valley Farms	42	45	36	\$168,617
92	Southwest Heights	120	311	271	\$127,227
93	Pajarito	4	5	3	\$133,000
100	North Valley	59	59	43	\$302,271

101	Near North Valley	63	87	63	\$234,194
102	Far North Valley	7	7	9	\$500,200
103	West River Valley	10	6	5	\$350,580
110	Northwest Heights	98	164	120	\$207,219
111	Ladera Heights	81	178	128	\$172,789
112	Canoncito	0	1	1	\$84,000
120	Paradise West	142	225	193	\$199,358
121	Paradise East	115	139	120	\$252,811
130	Corrales	60	31	31	\$466,400
140	Rio Rancho South	59	66	49	\$229,247
141	Rio Rancho Southwest	3	4	5	\$142,950
150	Rio Rancho Mid	99	206	191	\$171,130
151	Rio Rancho Mid-North	65	57	45	\$242,939
152	Rio Rancho Mid-West	5	18	15	\$119,867
160	Rio Rancho North	74	148	124	\$224,602
161	Rio Rancho Central	34	108	70	\$158,259
162	Rio Rancho Northwest	1	2	1	\$113,990
170	Bernalillo/Algodones	35	16	6	\$117,500
180	Placitas	61	33	28	\$508,389
210-293	East Mountain Area	206	186	123	\$227,540
690-760	Valencia County	287	228	179	\$172,252
		2,375	3,475	2,738	\$10,182,849