

Metropolitan Albuquerque Housing Trends - January 2006

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

January	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	
January												
Class R1	\$185,452	\$218,381	\$149,900	\$172,250	5.78%	5.73%	627	754	942	1051	1,622	185
Class R2	\$121,904	\$130,273	\$110,500	\$113,750			<u>85</u>	<u>86</u>	<u>100</u>	<u>135</u>		
							712	840	1042	1186		1,807

January 2006 Sales Class R1			January 2006 Sales Class R2			January 2006 Pending Class R1			January 2006 Pending Class R2		
Areas	10-121	519	Areas	10-121	73	Areas	10-121	725	Areas	10-121	115
Area	130	11	Area	130	0	Area	130	8	Area	130	1
Areas	140-162	131	Areas	140-162	8	Areas	140-162	186	Areas	140-162	15
Area	170	1	Area	170	1	Area	170	3	Area	170	1
Area	180	12	Area	180	0	Area	180	8	Area	180	0
Areas	210-293	31	Areas	210-293	0	Areas	210-293	47	Areas	210-293	0
Areas	690-760	<u>49</u>	Areas	690-760	<u>4</u>	Areas	690-760	<u>74</u>	Areas	690-760	<u>3</u>
TOTAL:		754	TOTAL:		86	TOTAL:		1,051	TOTAL:		135

January 2006 Sales Class R1 & R2 By Price Range Areas 10-180, 210-293, 690-760			
Class R1		Class R2	
\$1-\$99,999	38	\$1-\$99,999	31
\$100,000-\$199,999	420	\$100,000-\$199,999	43
\$200,000-\$299,999	166	\$200,000-\$299,999	11
\$300,000-\$399,999	69	\$300,000-\$399,999	1
\$400,000-\$499,999	24	\$400,000-\$499,999	0
\$500,000-\$999,999	35	\$500,000-\$999,999	0
Over \$1,000,000	<u>2</u>	Over \$1,000,000	<u>0</u>
TOTAL:	754	TOTAL:	86

Total Active Listings Class R1 & R2 As of January 31, 2006	
Class R1 Active as of January 31, 2006:	2,055
Class R2 Active as of January 31, 2006:	<u>143</u>
TOTAL:	2,198
YTD Sales as of January 31, 2006:	840
<i>(Total sales reported between January 1, 2006 & January end, 2006 in Classes R1 & R2)</i>	

*YTD Sales = Total sales reported on 2-10-2006; Actual sales will be higher due to sales input into MLS after 2-10-2006.

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>
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	
March	385	608	508	635	523	571	455	643	632	680	674	653	799	833	919	
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	

JANUARY 2006 vs. JANUARY 2005:	128 More Sales	+ 17.98%
JANUARY 2006 vs. DECEMBER 2005:	200 Fewer Sales	- 19.23%
Year to Date 2005 vs. 2006:	128 More Sales	+ 17.98%