



MLS Month in Review

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

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Contact: Tracy Chiado
Communications & Marketing Coordinator, 505-724-3472

July 2006 Residential Home Sales

The Southwest Multiple Listing Service, Inc. reports that home sales units decreased by 7.5% from 1339 units sold in July 2005 to 1239 units sold in July 2006. July's average sales price for Single Family (R1) Homes shows an increase of 9.4% to \$233,849 from \$213,850 in 2005. The median sales price, the price at which half the homes were sold above and below, rose by 10.3% from July's 2005's \$174,000 to \$191,900 in July, 2006. The average sale price for R2 Condo/Townhouses was \$158,012 in July 2006 compared to \$134,572 in July, 2005, a 17.4% increase. The median sales price rose by 28.6% from \$118,500 in July, 2005 to \$152,400 in July, 2006.

64% of the homes sold within 60 days on the market in July 2006 whereas 62% sold in the same time frame in July 2005. Under Contract (Pending), those transactions subject to contract, but not yet closed escrow, decreased by 12.2% from 1,581 in July, 2005 to 1,388 in July, 2006. The 2,519 listings added during July, 2006, increased by 23.4% from the 2,041 added in July, 2005.

"The July 2006 Residential Home Sales statistics show a slight slowdown in the housing market in the Greater Albuquerque area from last July. We have seen a 7.5% decrease in sales for July of 2006 versus July of 2005. There has been a 69.6% increase in active listings over this time last year" said Cathy Colvin, Chairman of the Albuquerque Metropolitan Board of REALTORS®, "We are seeing some stabilization in interest rates which contribute to an active market in the Greater Albuquerque Area," concluded Colvin.

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<http://www.realtorsabq.com>

*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 - July 2006

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

July	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	\$213,850	\$233,849	\$174,000	\$191,900	5.26%	6.76%	1231	1123	1448	1249	2,324	195
Class R2	\$134,572	\$158,012	\$118,500	\$152,400			<u>108</u>	<u>116</u>	<u>133</u>	<u>139</u>		
							1339	1239	1581	1388		

July 2006 Closed Sales	Class R1		July 2006 Closed Sales	Class R2		July 2006 Under Contract	Class R1		July 2006 UnderContract	Class R2	
	Areas	#		Areas	#		Areas	#		Areas	#
Areas	10-121	791	Areas	10-121	101	Areas	10-121	895	Areas	10-121	124
Area	130	9	Area	130	0	Area	130	6	Area	130	0
Areas	140-162	194	Areas	140-162	7	Areas	140-162	180	Areas	140-162	11
Area	170	4	Area	170	3	Area	170	5	Area	170	0
Area	180	11	Area	180	0	Area	180	7	Area	180	0
Areas	210-293	41	Areas	210-293	0	Areas	210-293	61	Areas	210-293	0
Areas	690-760	<u>73</u>	Areas	690-760	<u>5</u>	Areas	690-760	<u>95</u>	Areas	690-760	<u>4</u>
TOTAL:		1,123	TOTAL:		116	TOTAL:		1,249	TOTAL:		139

July 2006 Closed Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	39	\$1-\$99,999	23
\$100,000-\$199,999	559	\$100,000-\$199,999	66
\$200,000-\$299,999	312	\$200,000-\$299,999	23
\$300,000-\$399,999	107	\$300,000-\$399,999	3
\$400,000-\$499,999	55	\$400,000-\$499,999	0
\$500,000-\$999,999	48	\$500,000-\$999,999	1
Over \$1,000,000	<u>3</u>	Over \$1,000,000	<u>0</u>
TOTAL:	1,123	TOTAL:	116

Total Active Listings

Class R1 & R2

As of August 10, 2006

Class R1 Active as of August 10, 2006:	3,716
Class R2 Active as of August 10, 2006:	<u>315</u>
TOTAL:	4,031

Time on Market of Units Sold	#	Units	%
1-30 days	181	14.61%	
31-60 days	616	49.72%	
61-90 days	257	20.74%	
91-120 days	96	7.75%	
120 + days	89	7.18%	

Type of Financing	Number
Financing	
Conventional	1031
FHA	62
VA	35
Assumption	0
Cash	104
Other	7

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
June	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	1295	1248
July	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	
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	

July 2006 vs. July 2005: **100 Less Sales** **-7.5%**

July 2006 vs. June 2006: **9 Less Sales** **-0.72%**

YTD Sales through July 31, 2006: **8,193**

YTD Sales through July 31, 2005: **7,865**

Year to Date 2005 vs. 2006: **328 More Sales** **4.2%**

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

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

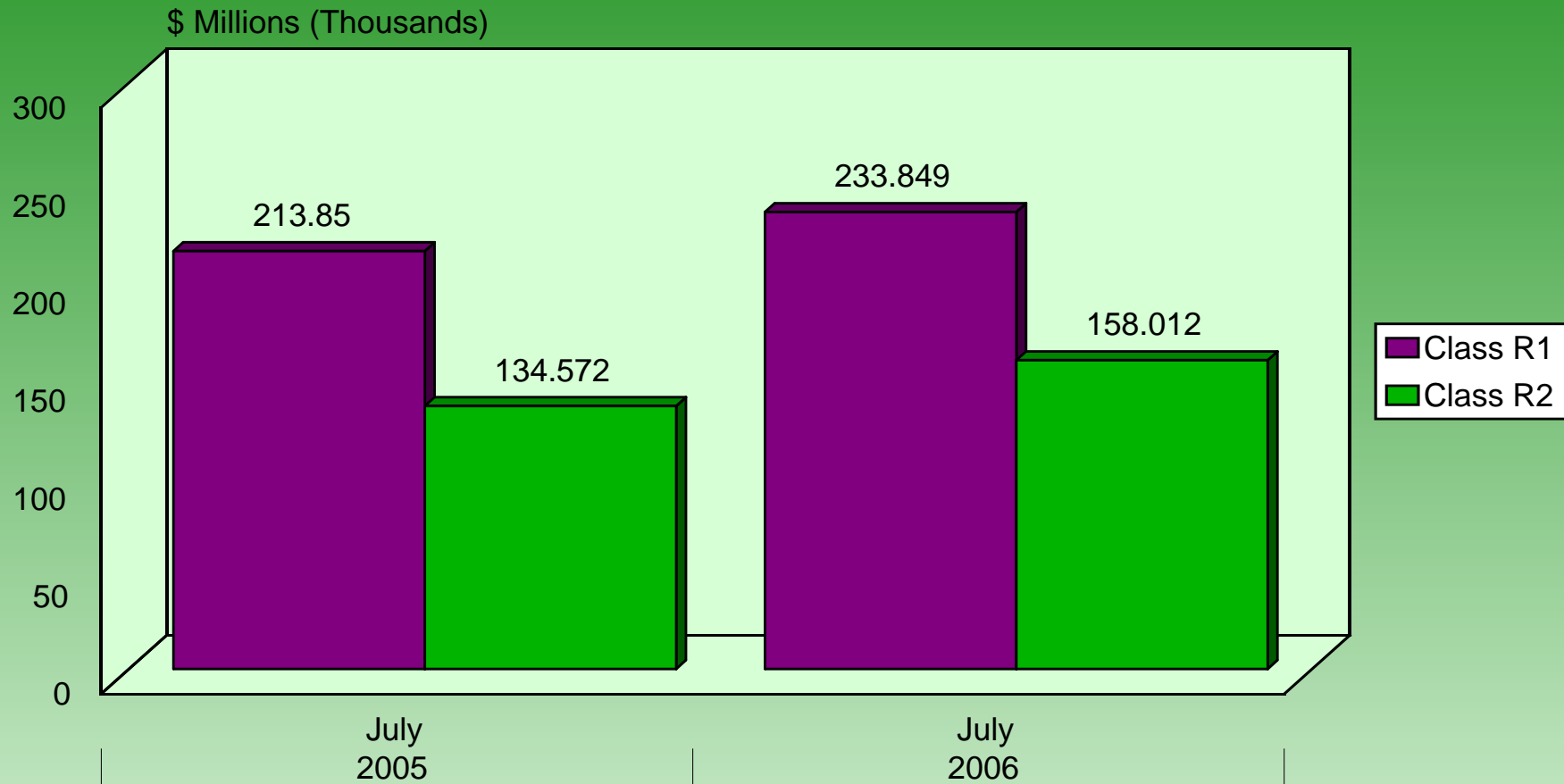
Albuquerque Metropolitan Board of REALTORS®/Southwest Multiple Listing Service
505-842-1433 Fax: 842-0448

AMBR Housing Trends

July 2006

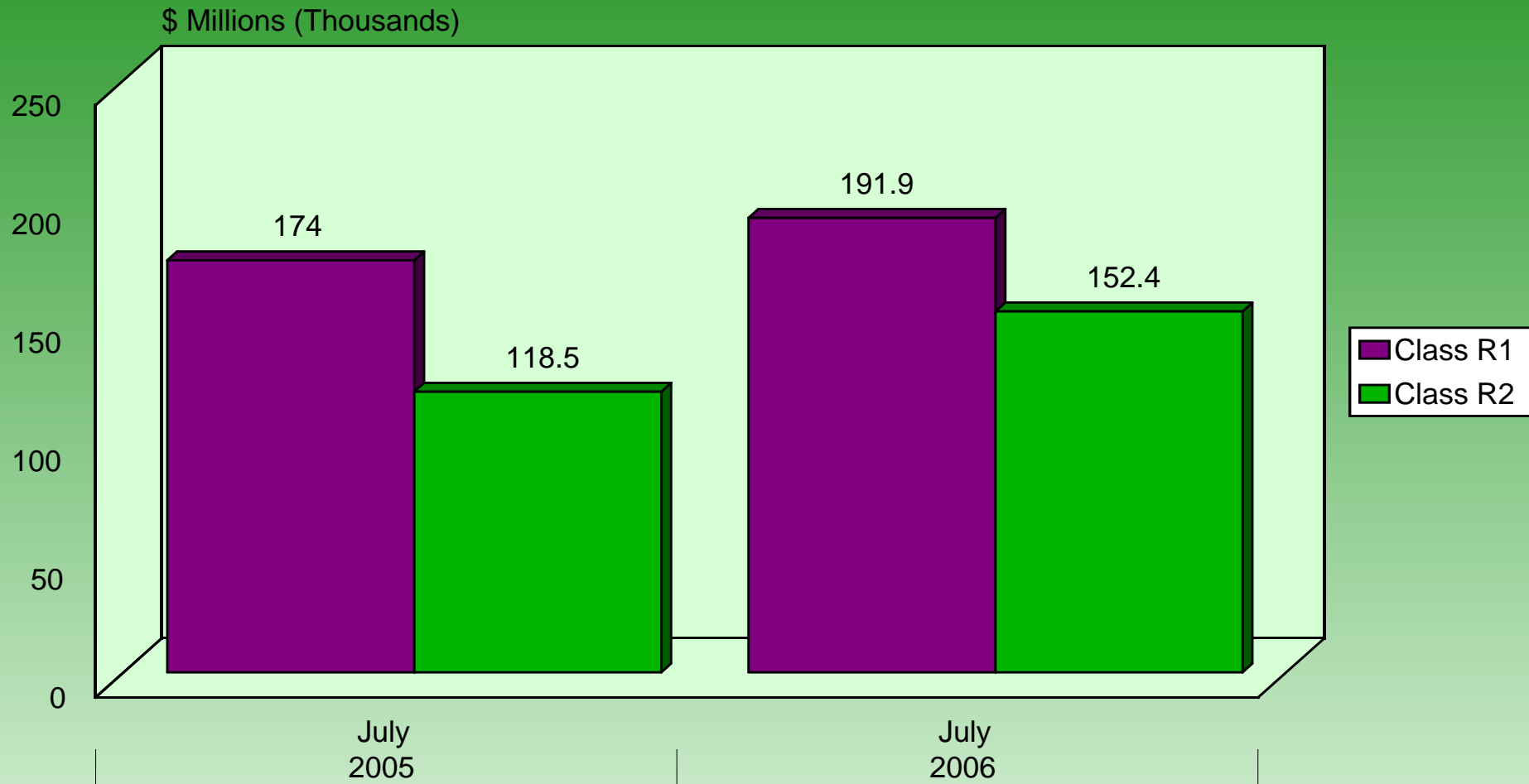
Average Price 2005 vs. 2006

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

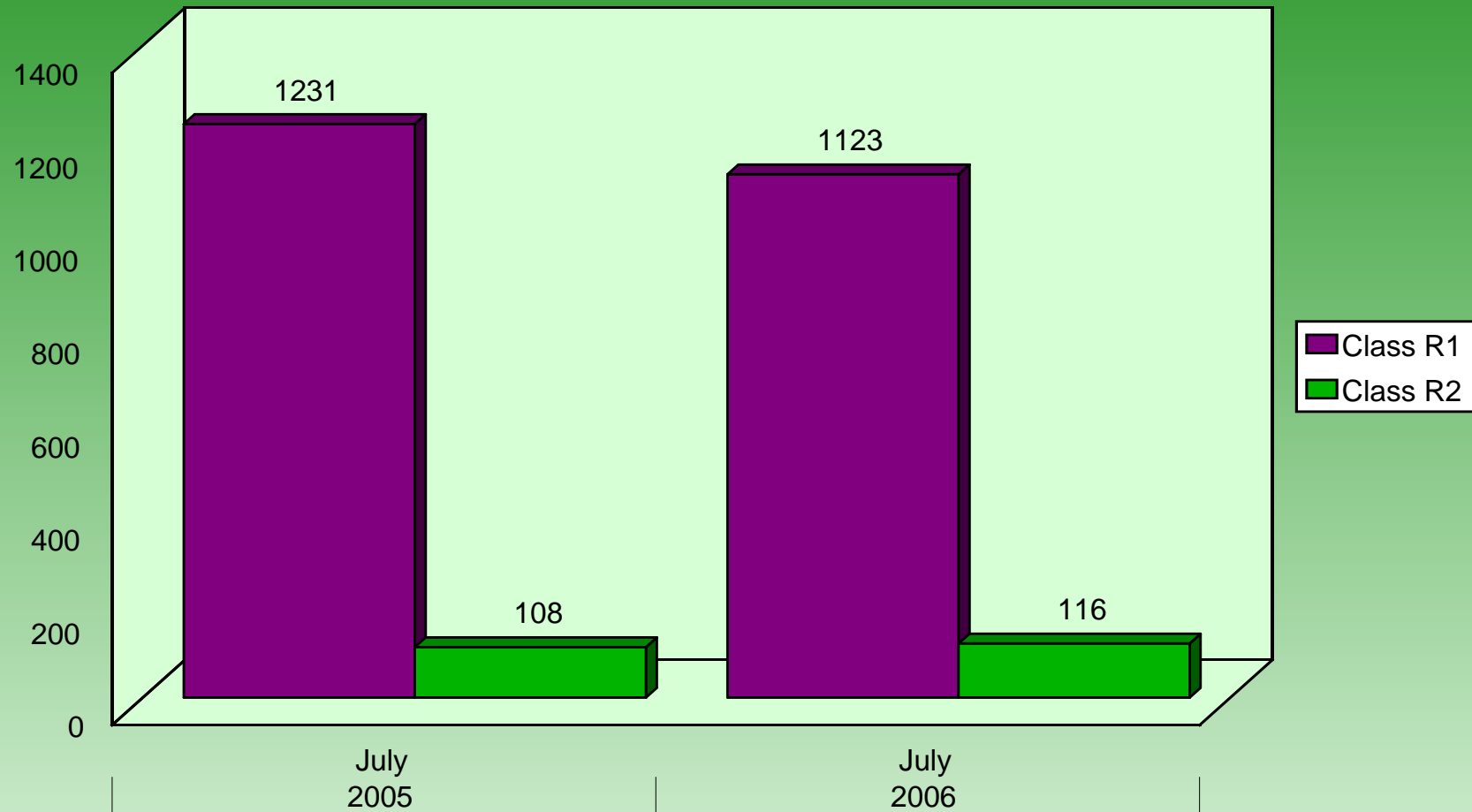
2005 and 2006

Interest Rate 2005=5.26%

Interest Rate 2006=6.76%

Closed Sales 2005 vs. 2006

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

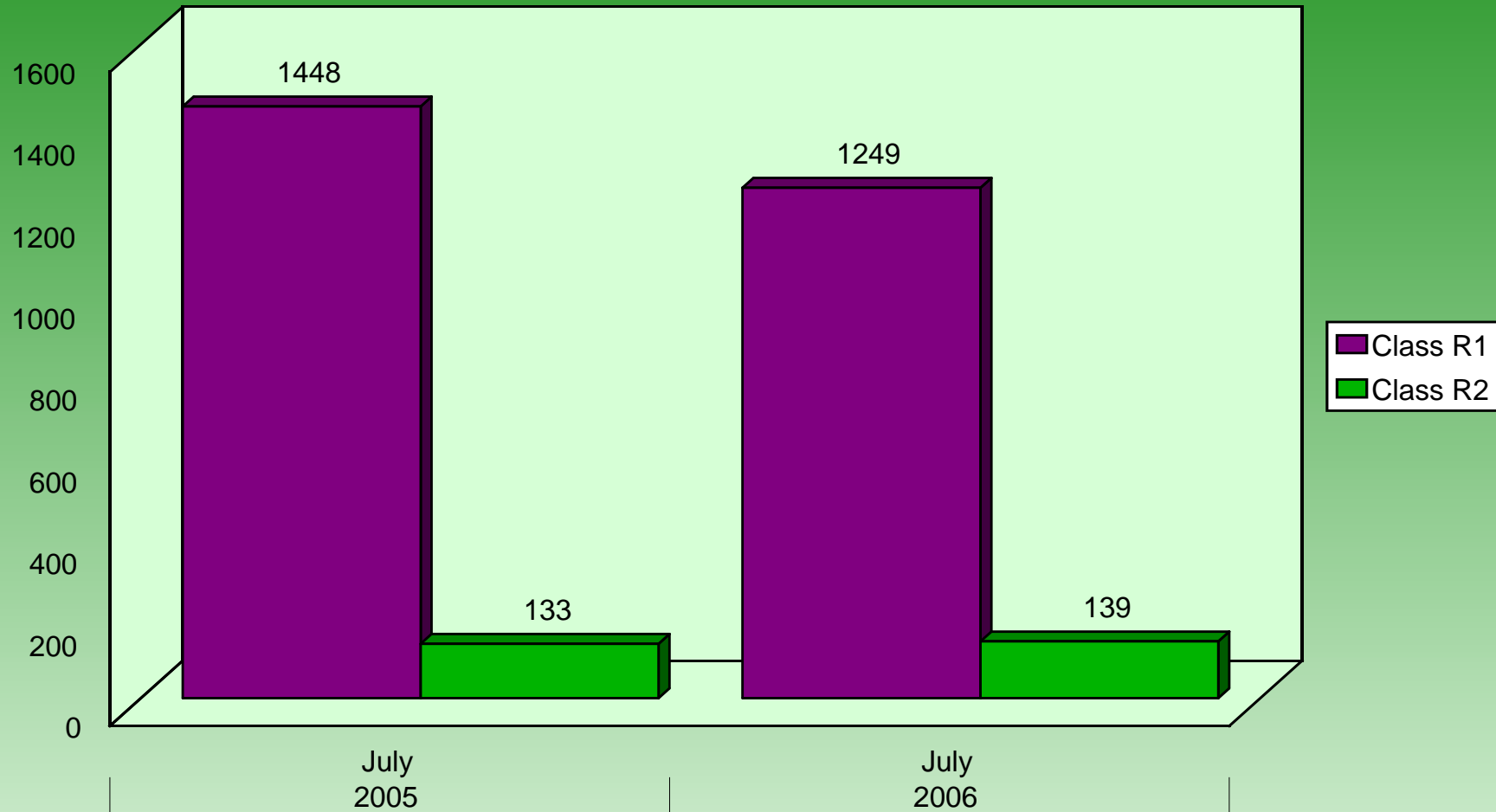


2005 Closed Sales Total=1339

2006 Closed Sales Total=1239

Pending Sales 2005 vs. 2006

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



2005 Under Contract Sales Total=1581

2006 Under Contract Sales Total=1388

New Listings 2006

R1/R2

July 2006 Listings R1=2324

July 2006 Listings R2=195

Total New Listings=2519