

Metropolitan Albuquerque Housing Trends - March 2006

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

March	Average \$ 2005	Average \$ 2006	Median \$ 2005	Median \$ 2006	Interest Rate '05	Interest Rate '06	Sales 2005	Sales 2006	Under 2005	Contract 2006	New Listings '06 R1 / R2
Class R1	\$192,980	\$219,096	\$155,000	\$181,000	5.16%	5.91%	835	1111	1064	1316	1,837
Class R2	\$120,315	\$141,055	\$109,450	\$129,000			<u>84</u>	<u>115</u>	<u>122</u>	<u>130</u>	185
							919	1226	1186	1446	2,022

March 2006 Closed Sales Class R1			March 2006 Closed Sales Class R2			March 2006 Under Contract Class R1			March 2006 UnderContract Class R2		
Areas			Areas			Areas			Areas		
10-121	736		10-121	103		10-121	893		10-121	115	
Area 130	14		Area 130	0		Area 130	11		Area 130	1	
Areas 140-162	217		Areas 140-162	8		Areas 140-162	217		Areas 140-162	6	
Area 170	4		Area 170	1		Area 170	11		Area 170	0	
Area 180	6		Area 180	0		Area 180	14		Area 180	0	
Areas 210-293	53		Areas 210-293	0		Areas 210-293	80		Areas 210-293	0	
Areas 690-760	<u>81</u>		Areas 690-760	<u>3</u>		Areas 690-760	<u>90</u>		Areas 690-760	<u>8</u>	
TOTAL:	1,111		TOTAL:	115		TOTAL:	1,316		TOTAL:	130	

March 2006 Closed Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	65	\$1-\$99,999	33
\$100,000-\$199,999	580	\$100,000-\$199,999	64
\$200,000-\$299,999	279	\$200,000-\$299,999	15
\$300,000-\$399,999	103	\$300,000-\$399,999	2
\$400,000-\$499,999	45	\$400,000-\$499,999	1
\$500,000-\$999,999	35	\$500,000-\$999,999	0
Over \$1,000,000	<u>4</u>	Over \$1,000,000	<u>0</u>
TOTAL:	1,111	TOTAL:	115

Total Active Listings

Class R1 & R2

As of March 31, 2006

Class R1 Active as of March 28, 2006:	2,375
Class R2 Active as of March 28, 2006:	<u>183</u>
TOTAL:	2,558

YTD Sales through March 28, 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	

MARCH 2006 vs. MARCH 2005:	307 More Sales	33.40%
MARCH 2006 vs. FEBRUARY 2006:	277 More Sales	29.18%
Year to Date 2005 vs. 2006:	429 More Sales	16.34%

Albuquerque Metropolitan Board of REALTORS

HOUSING TRENDS-March 2006

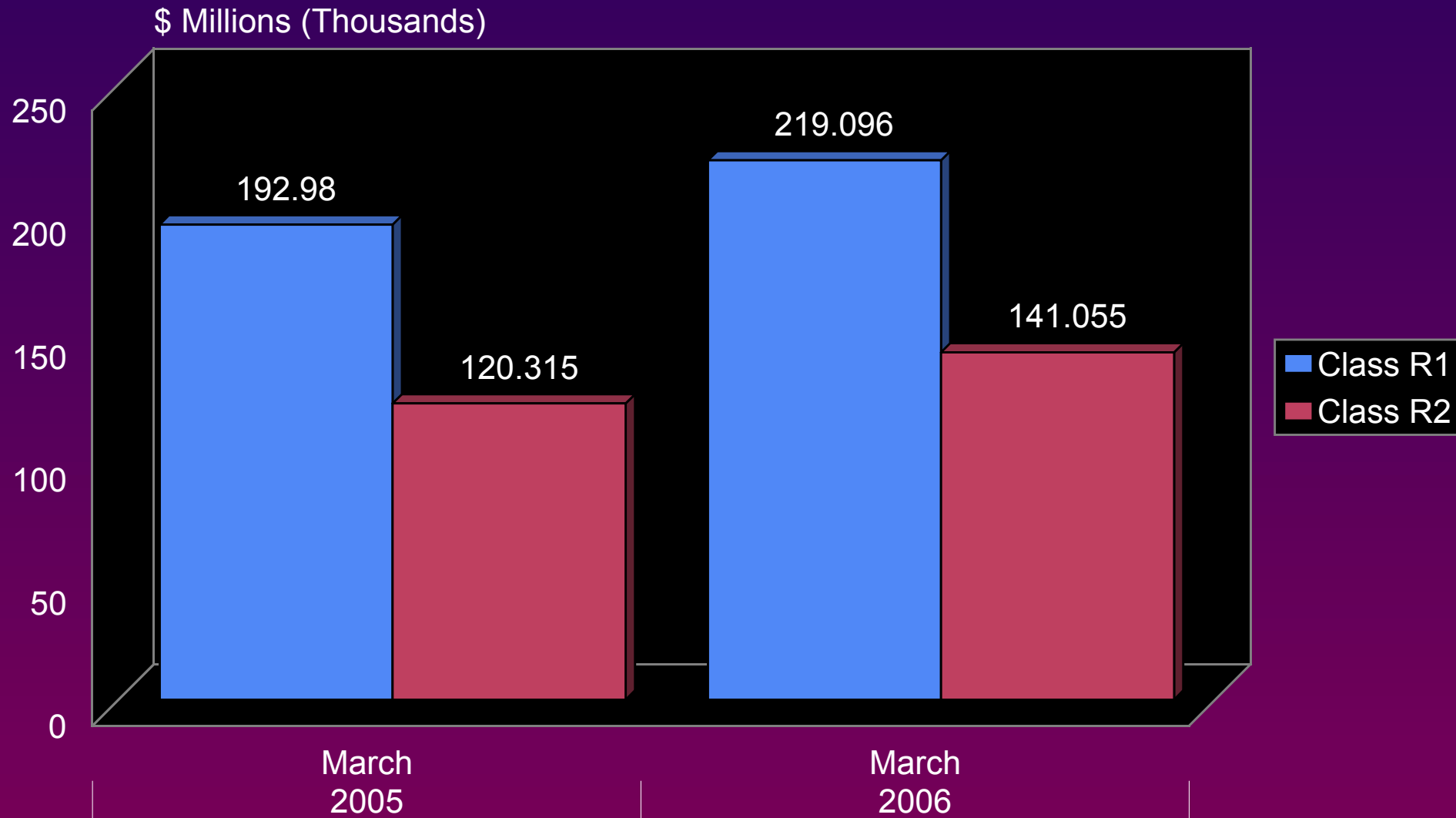
Albuquerque Metropolitan Board of REALTORS/Southwest Multiple Listing Service
505-842-1433 Fax: 842-0448

AMBR Housing Trends

March 2006

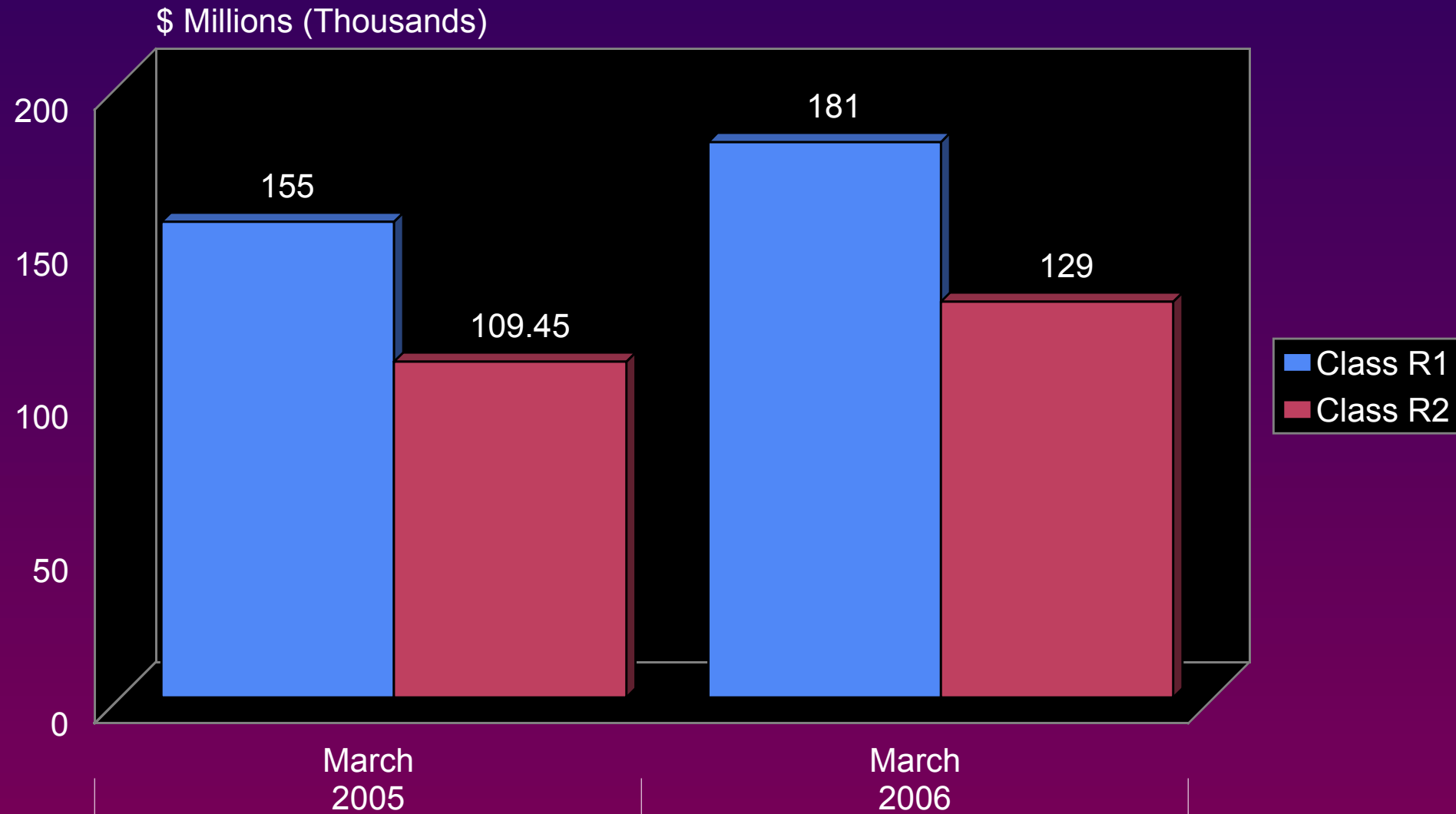
Average Price 2005 vs. 2006

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

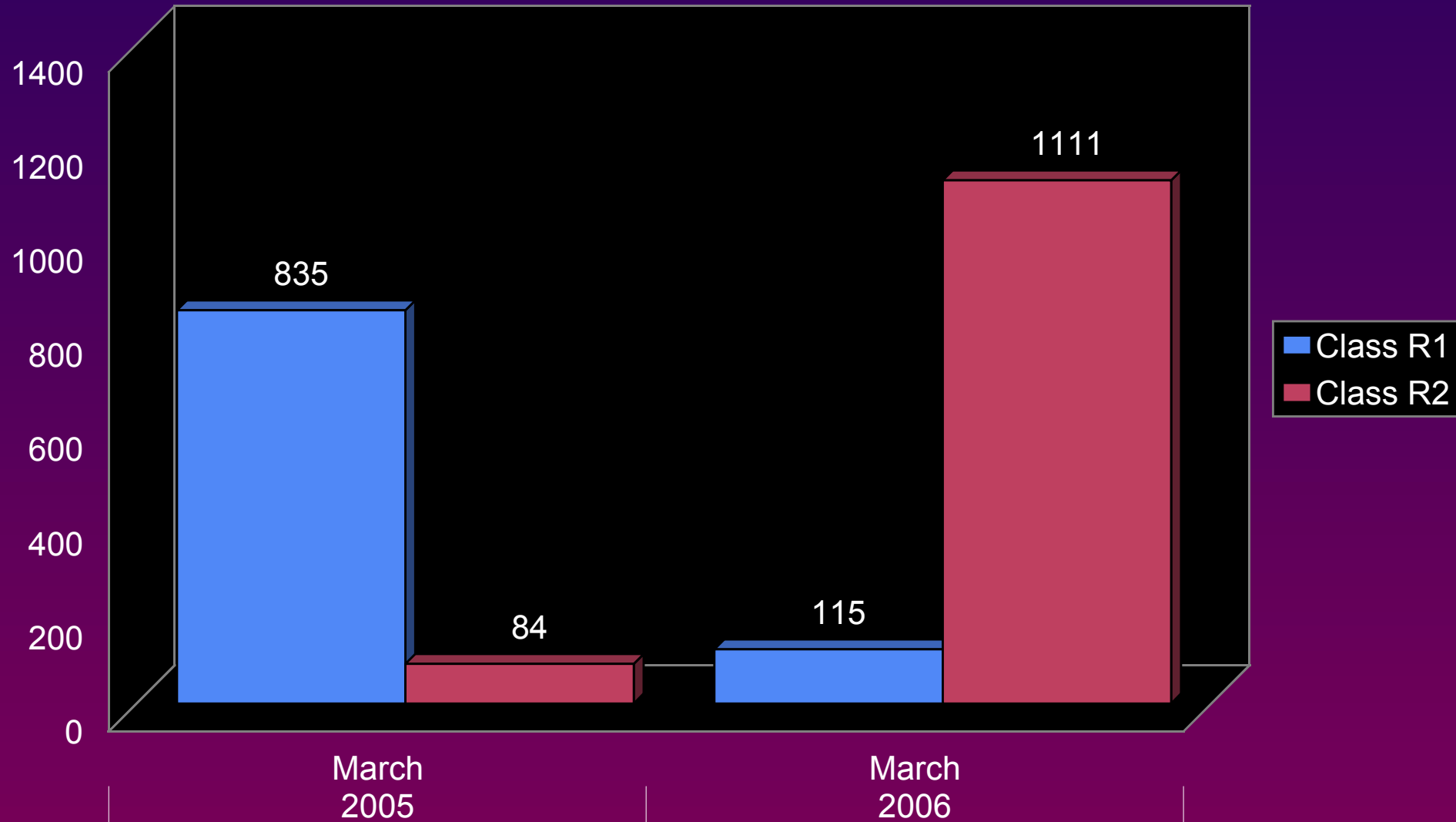
2005 and 2006

Interest Rate 2005=5.55%

Interest Rate 2006=5.91%

Closed Sales 2005 vs. 2006

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

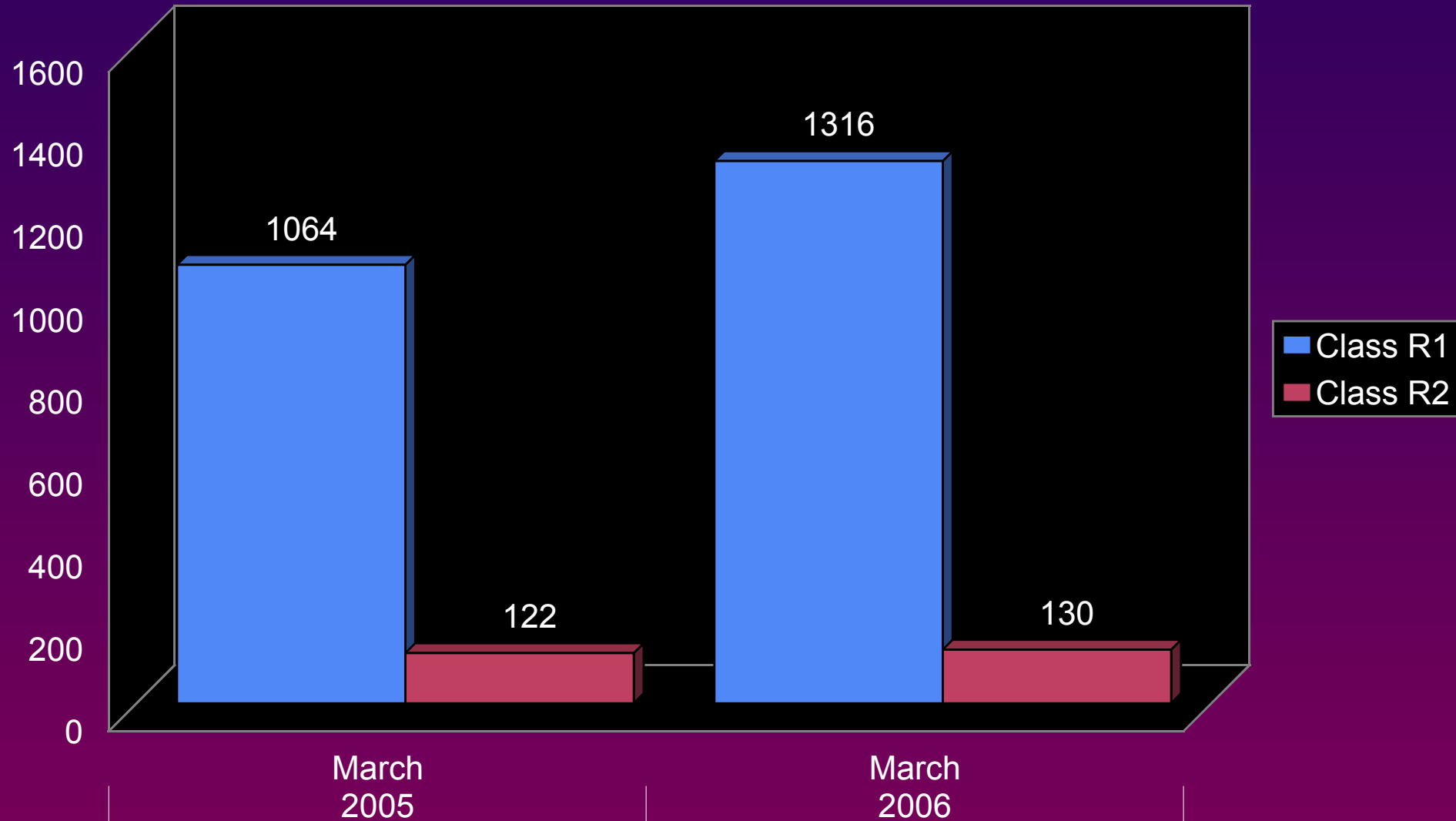


2005 Closed Sales Total=919

2006 Closed Sales Total=1226

Under Contract Sales 2005 vs. 2006

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



2005 Under Contract Sales Total=1186

2006 Under Contract Sales Total=1446

New Listings 2006

R1/R2

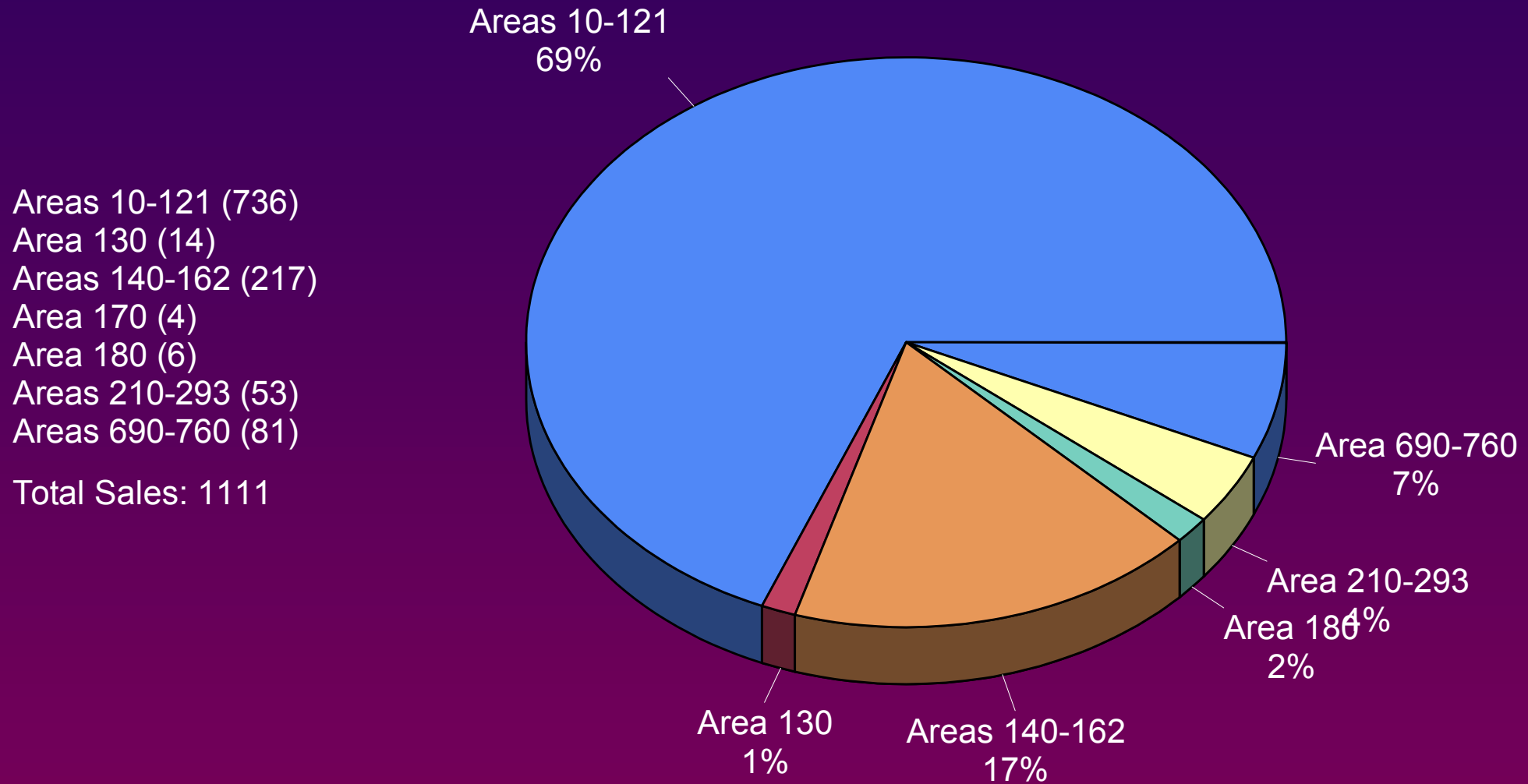
March 2006 Listings R1=1837

March Listing R2=185

Total Listings=1644

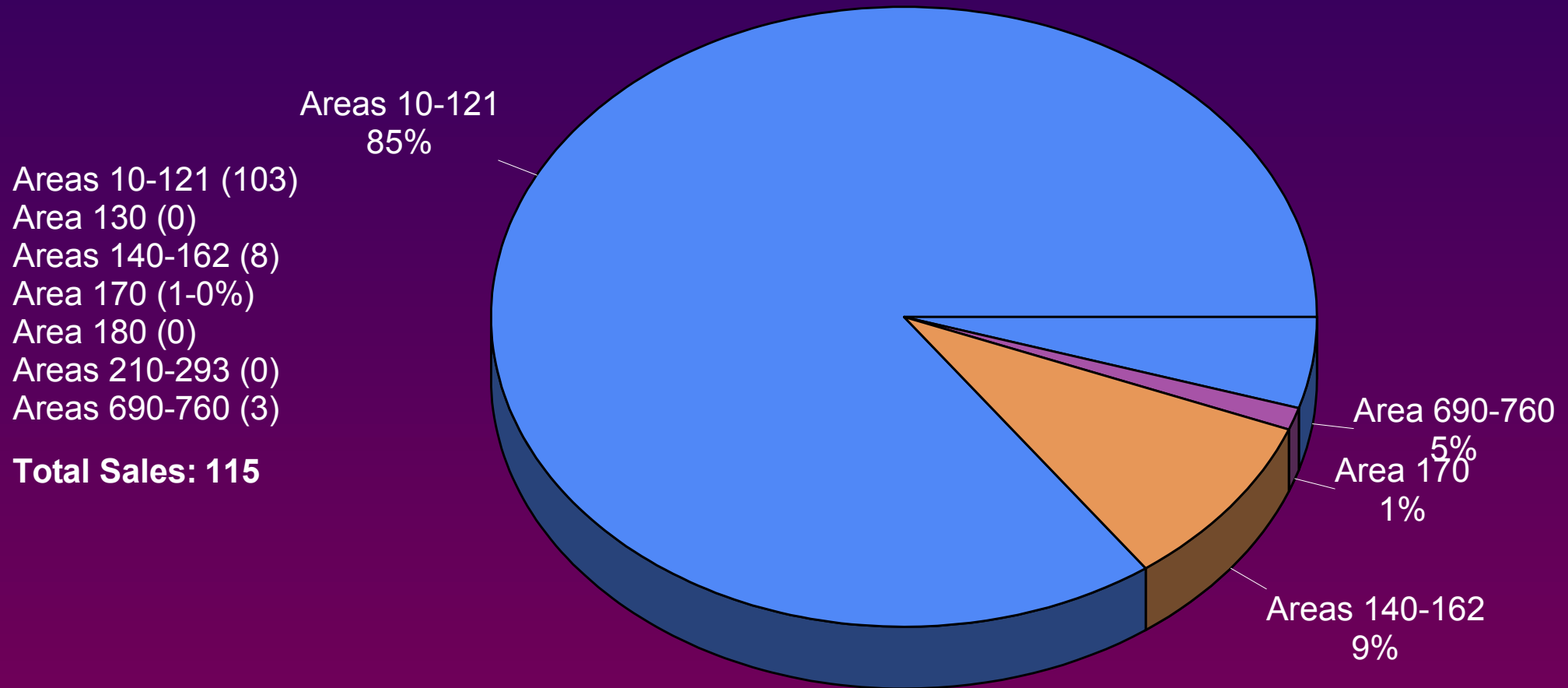
March 2006 Sales

Class R1



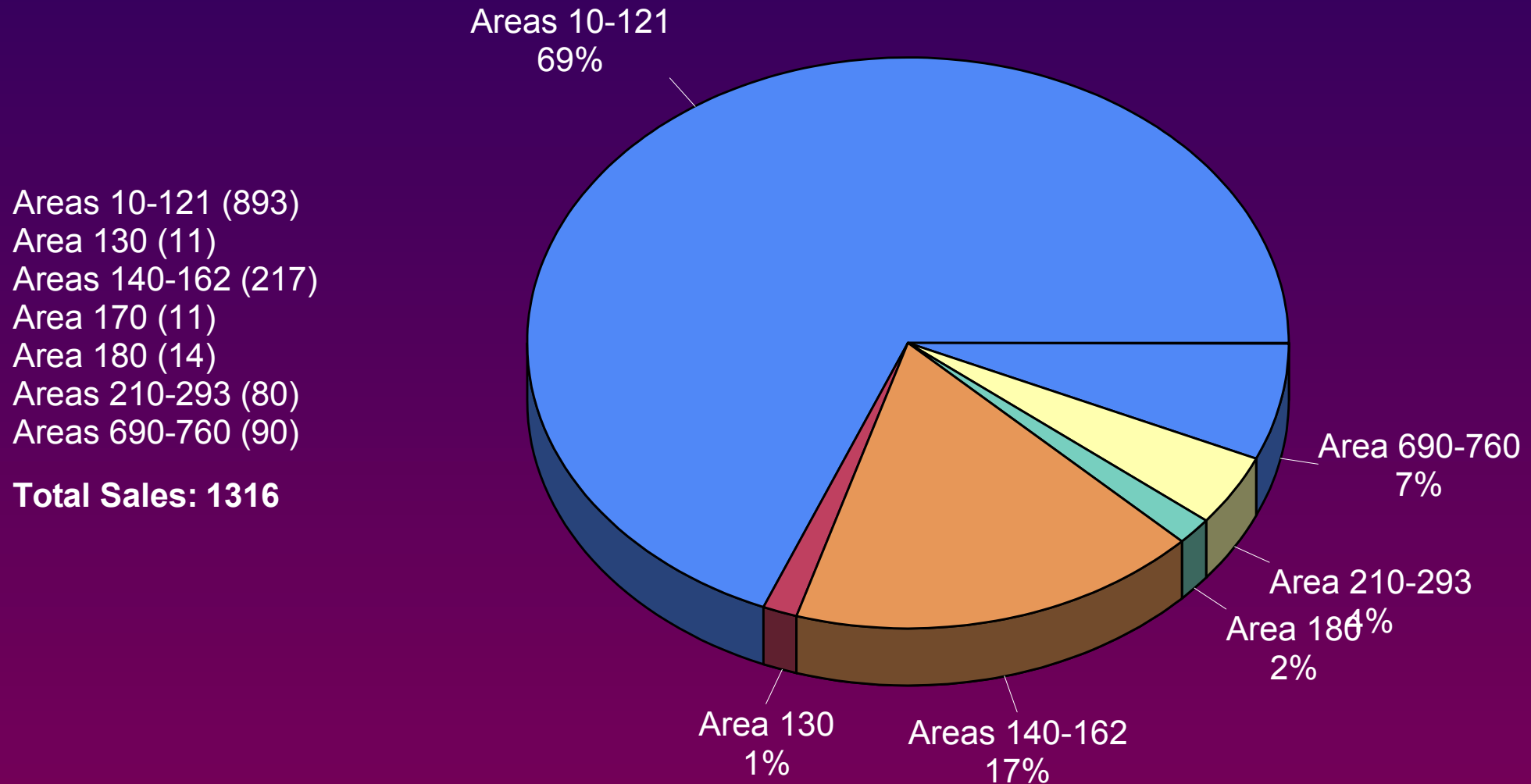
March 2006 Sales

Class R2



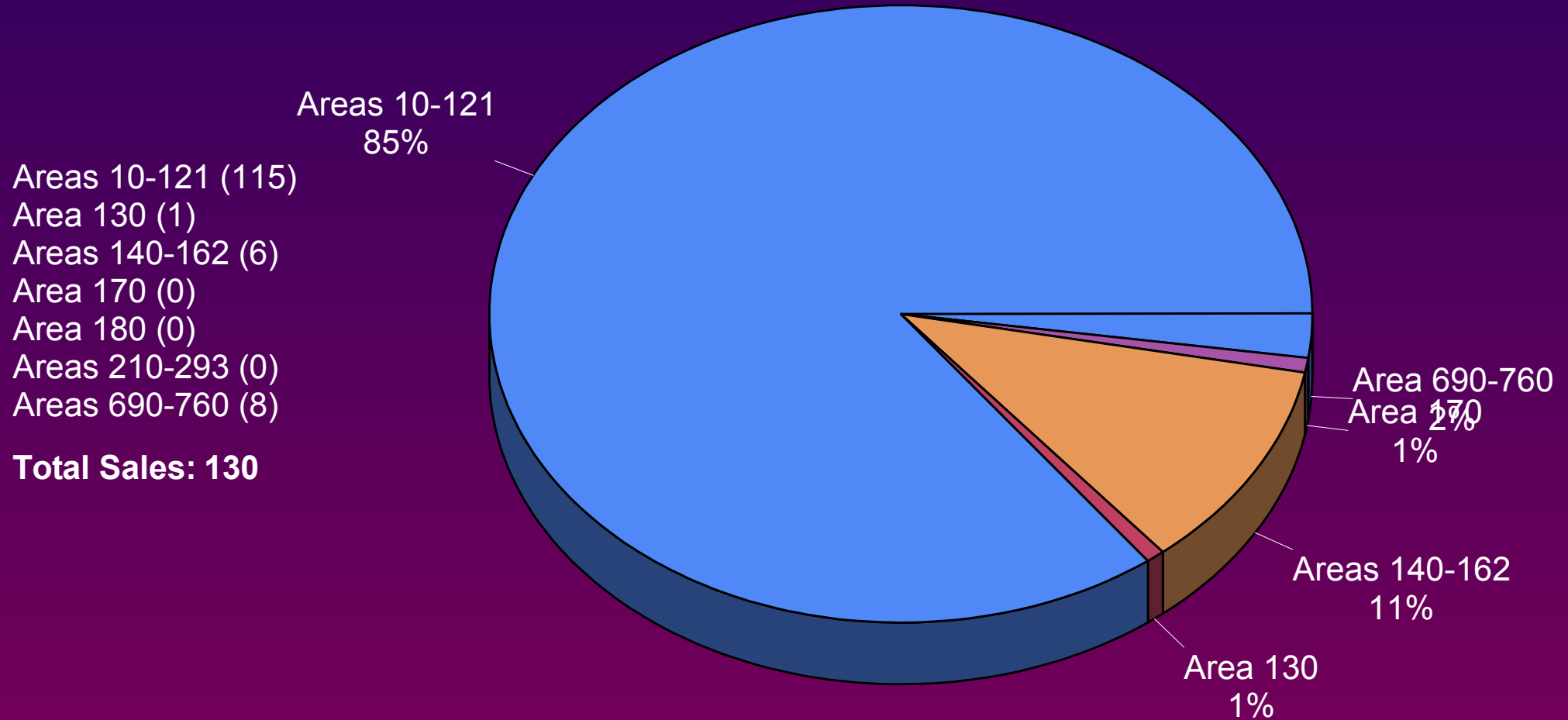
March 2006 Under Contract

Class R1



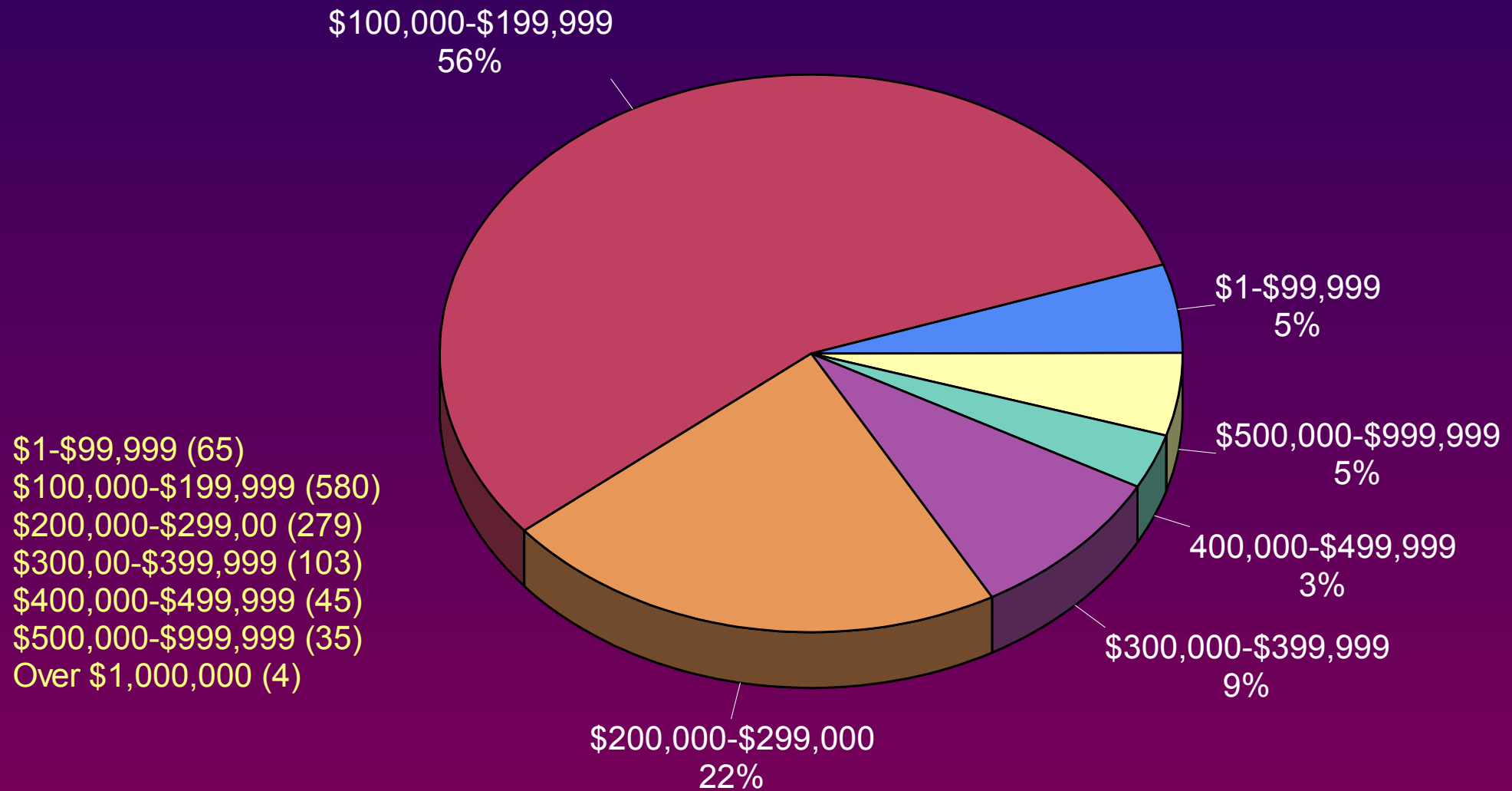
March 2006 Under Contract

Class R2



March 2006 Closed Sales Class R1 by Price Range

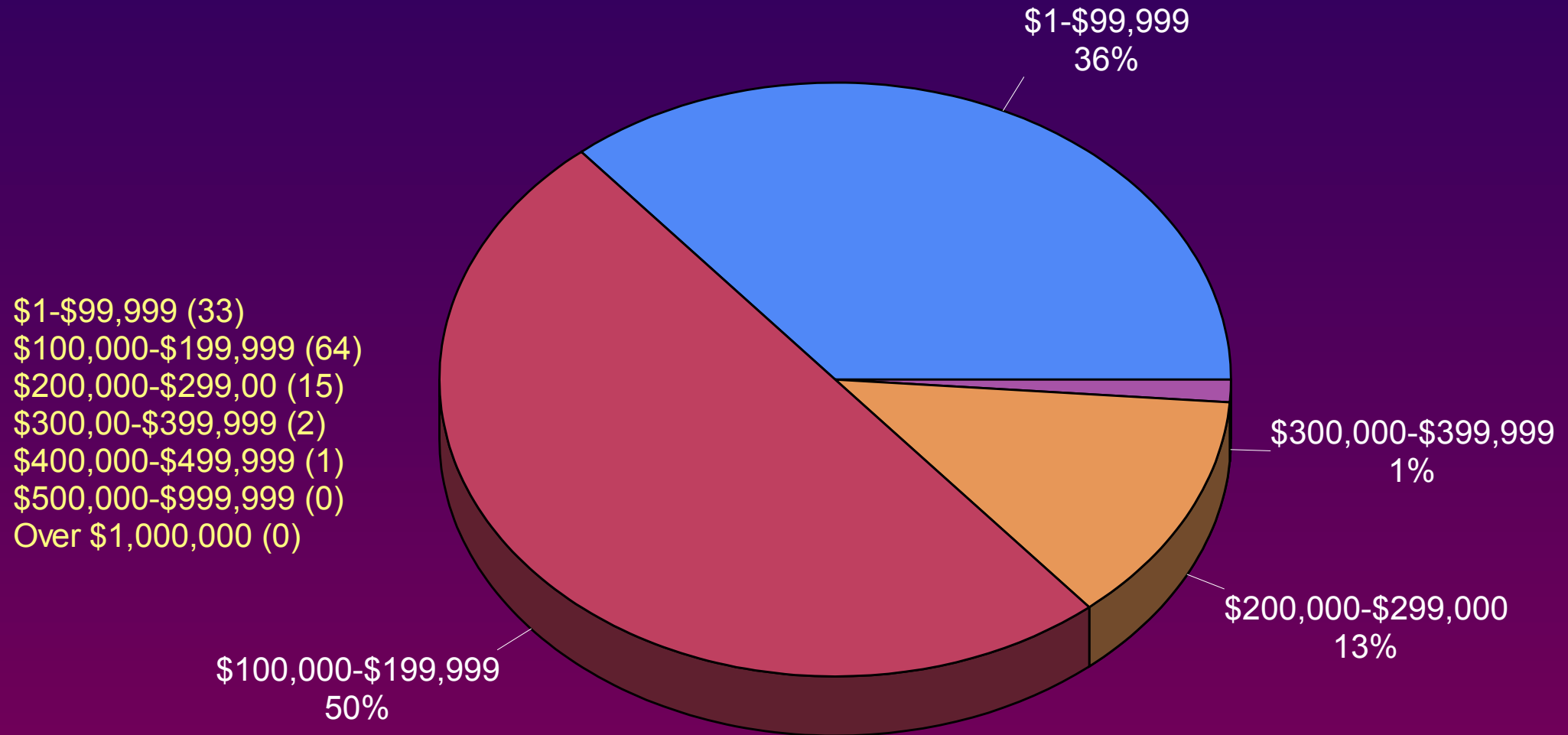
Areas 10-180, 210-293, 690-760



Class R1 Total=1111

March 2006 Closed Sales Class R2 by Price Range

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



Class R2 Total=115