



MLS Month in Review

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

For Immediate Release: June 12, 2006

Contact: Gary E. Doran, Chief Executive Officer, 505-842-1433

May 2006 Residential Home Sales

The Southwest Multiple Listing Service, Inc. reports that home sales units increased by 0.1% from 1,300 units sold in May, 2005 to 1,301 units sold in May, 2006. May's average sales price for Single Family (R1) Homes shows an increase of 12.1% to \$226,835 from \$202,273 in 2005. The median sales price, the price at which half the homes were sold above and below, rose by 12.1% from May 2005's \$165,000 to \$185,000 in May, 2006. The average sale price for R2 Condo/Townhouses was \$147,235 in May 2006 compared to \$133,517 in May, 2005, a 10.3% increase. The median sales price rose by 12.2% from \$117,250 in May, 2005 to \$131,500 in May, 2006.

66.2% of the homes sold within 60 days on the market in May, 2006 whereas 53.4% sold in the same time frame in May, 2005. Under Contract (Pending), those transactions subject to contract, but not yet closed escrow, increased by 3.7% from 1,460 in May, 2005 to 1,514 in May, 2006. The 2,438 listings added during May, 2006, increased by 78.2% from the 1,368 added in May, 2005.

"The May 2006 Residential Home Sales statistics continue to show a strong housing market in the Greater Albuquerque Area with a 9.2% increase in Total Unit Sales year-to-date," said Cathy Colvin, Chairman of the Albuquerque Metropolitan Board of REALTORS®, "Average Sales Price, Median Sales Price, Active Listing and Listing Under Contract all increased in May 2006, she continued. "A strong resale housing inventory and reasonable interest rates continue to contribute to a strong market in the Greater Albuquerque Area," concluded Colvin.

Check Us Out Online at
<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 - May 2006

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

May	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	\$202,273	\$226,835	\$165,000	\$185,000	5.29%	6.20%	1174	1152	1297	1361	2,259	179
Class R2	\$133,517	\$147,235	\$117,250	\$131,500			<u>126</u>	<u>149</u>	<u>163</u>	<u>153</u>		
							1300	1301	1460	1514		

May 2006 Closed Sales Class R1			May 2006 Closed Sales Class R2			May 2006 Under Contract Class R1			May 2006 UnderContract Class R2		
Areas	10-121	824	Areas	10-121	130	Areas	10-121	981	Areas	10-121	135
Area	130	10	Area	130	0	Area	130	9	Area	130	1
Areas	140-162	184	Areas	140-162	12	Areas	140-162	213	Areas	140-162	9
Area	170	6	Area	170	1	Area	170	6	Area	170	1
Area	180	7	Area	180	0	Area	180	12	Area	180	0
Areas	210-293	47	Areas	210-293	0	Areas	210-293	55	Areas	210-293	0
Areas	690-760	<u>74</u>	Areas	690-760	<u>6</u>	Areas	690-760	<u>85</u>	Areas	690-760	<u>7</u>
TOTAL:		1,152	TOTAL:		149	TOTAL:		1,361	TOTAL:		153

May 2006 Closed Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	43	\$1-\$99,999	32
\$100,000-\$199,999	624	\$100,000-\$199,999	90
\$200,000-\$299,999	273	\$200,000-\$299,999	22
\$300,000-\$399,999	117	\$300,000-\$399,999	3
\$400,000-\$499,999	45	\$400,000-\$499,999	2
\$500,000-\$999,999	44	\$500,000-\$999,999	0
Over \$1,000,000	<u>6</u>	Over \$1,000,000	<u>0</u>
TOTAL:	1,152	TOTAL:	149

Total Active Listings

Class R1 & R2

As of May 31, 2006

Class R1 Active as of May 31, 2006:	2,966
Class R2 Active as of May 31, 2006:	<u>214</u>
TOTAL:	3,180

Time on Market of Units Sold	# Units	
1-30 days	232	17.83%
31-60 days	629	48.35%
61-90 days	247	18.99%
91-120 days	103	7.92%
120 + days	90	6.92%

Type of Financing	Number
Financing	
Conventional	1074
FHA	78
VA	38
Assumption	0
Cash	103
Other	8

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	
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	

May 2006 vs. May 2005: **1 More Sale** **0.1%**

May 2006 vs. April 2006: **196 More Sales** **17.7%**

YTD Sales through May 31, 2006: **5551**
 YTD Sales through May 31, 2005 **5083**

Year to Date 2005 vs. 2006: **468 More Sales** **9.2%**

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

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

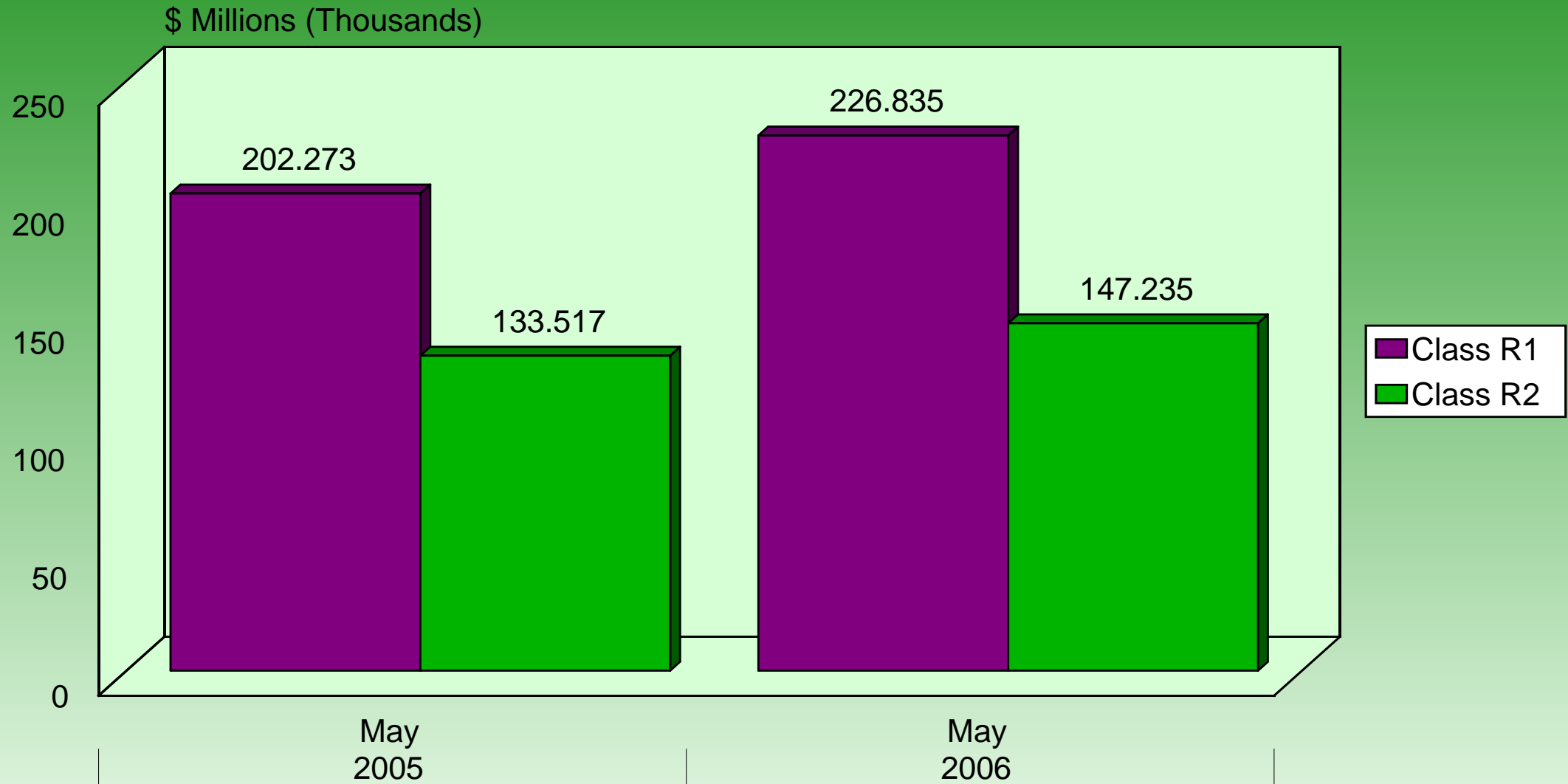
Albuquerque Metropolitan Board of REALTORS®/Southwest Multiple Listing Service
505-842-1433 Fax: 842-0448

AMBR Housing Trends

May 2006

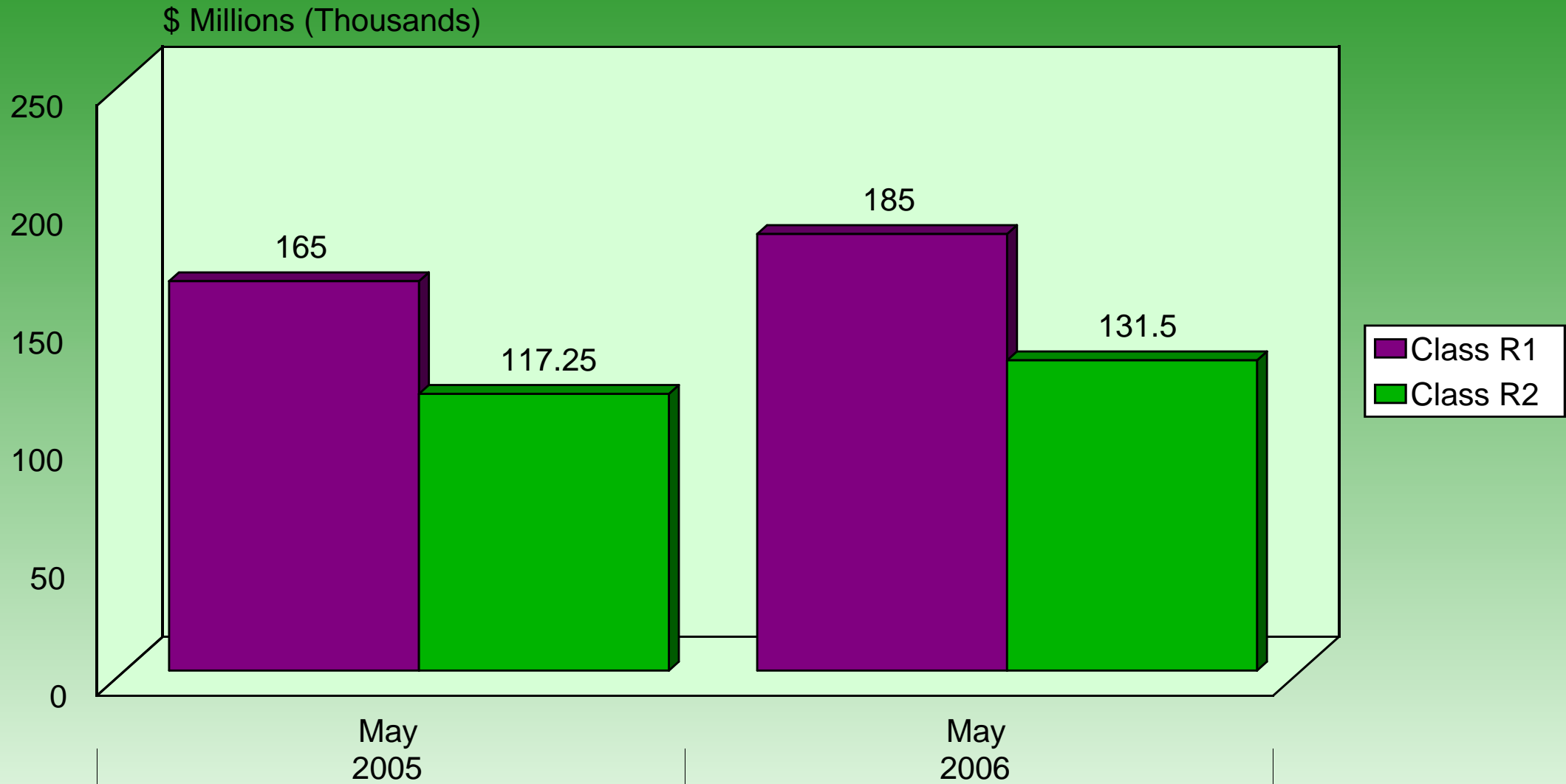
Average Price 2005 vs. 2006

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

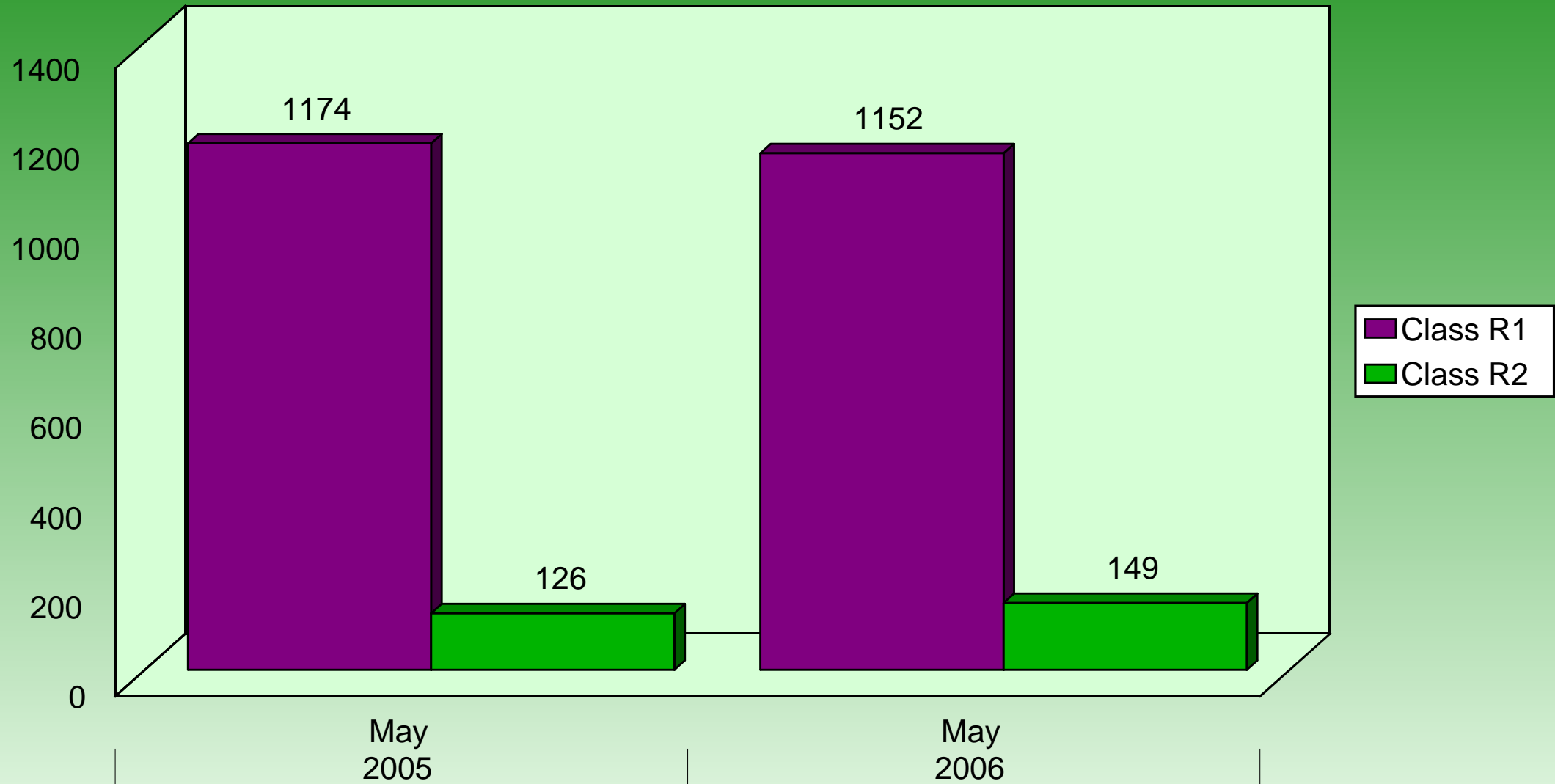
2005 and 2006

Interest Rate 2005=5.29%

Interest Rate 2006=6.20%

Closed Sales 2005 vs. 2006

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

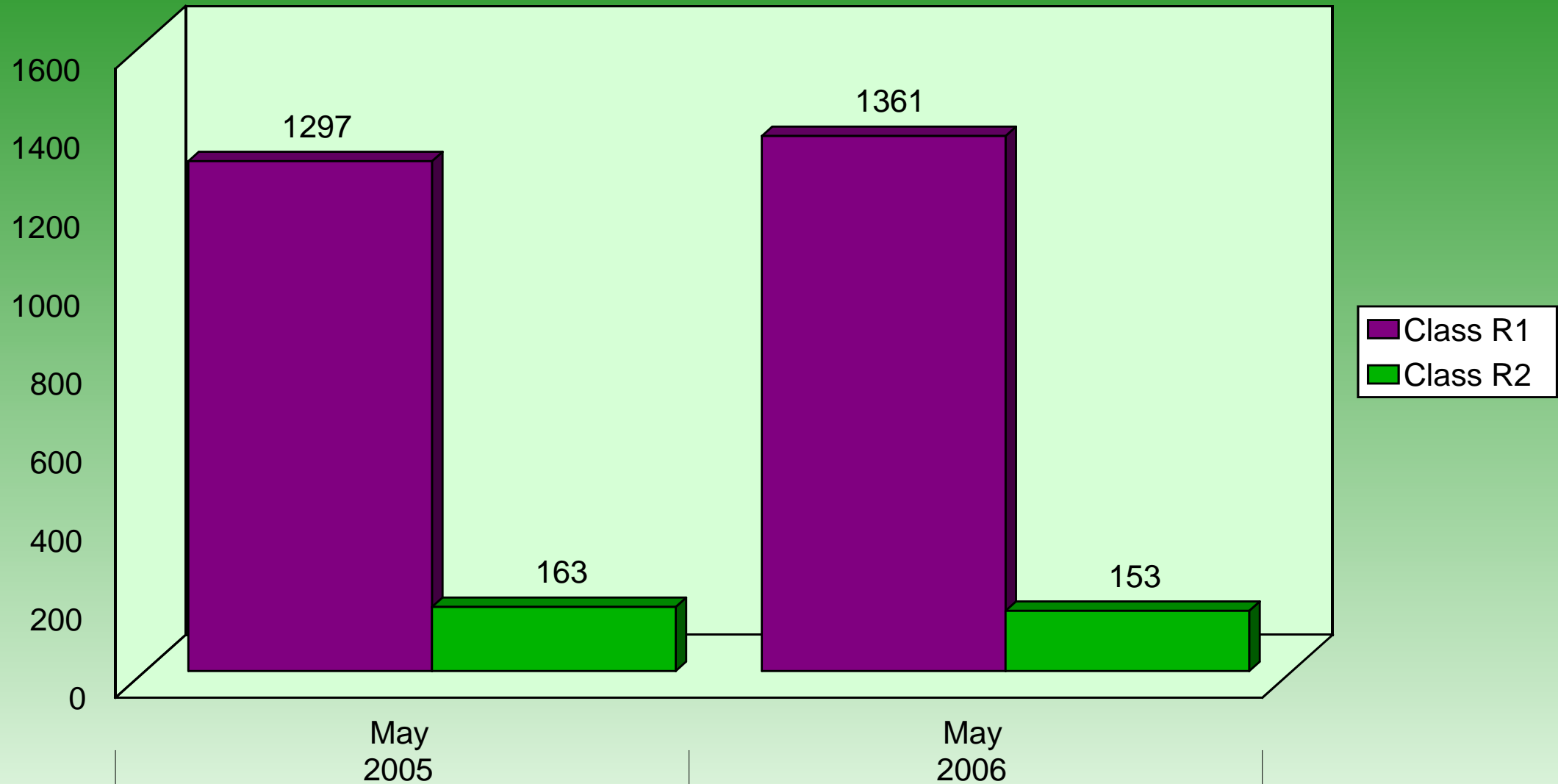


2005 Closed Sales Total=1300

2006 Closed Sales Total=1301

Pending Sales 2005 vs. 2006

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



2005 Under Contract Sales Total=1460

2006 Under Contract Sales Total=1514

New Listings 2006

R1/R2

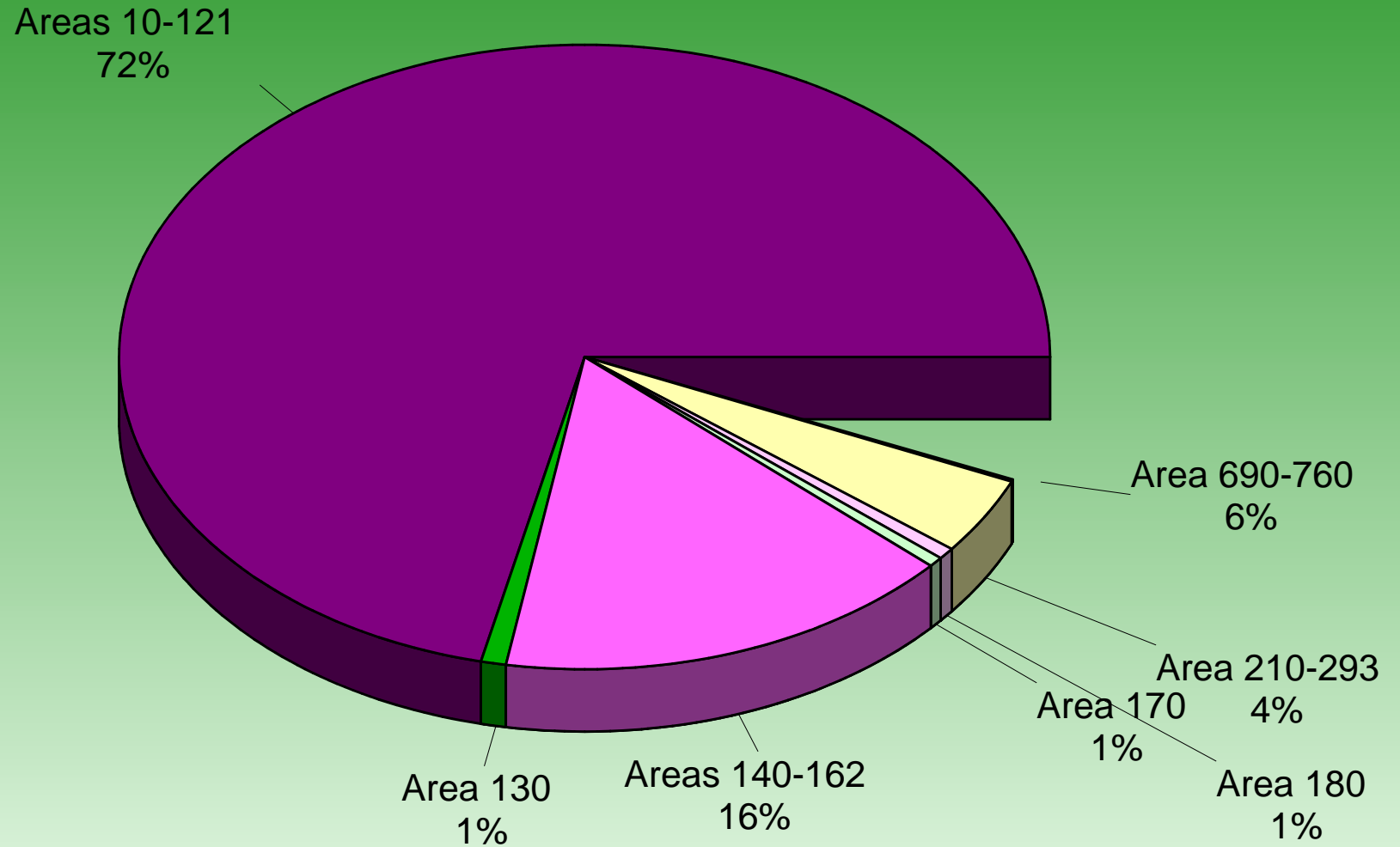
May 2006 Listings R1=2259

May 2006 Listings R2=179

Total New Listings=2438

May 2006 Sales (R1)

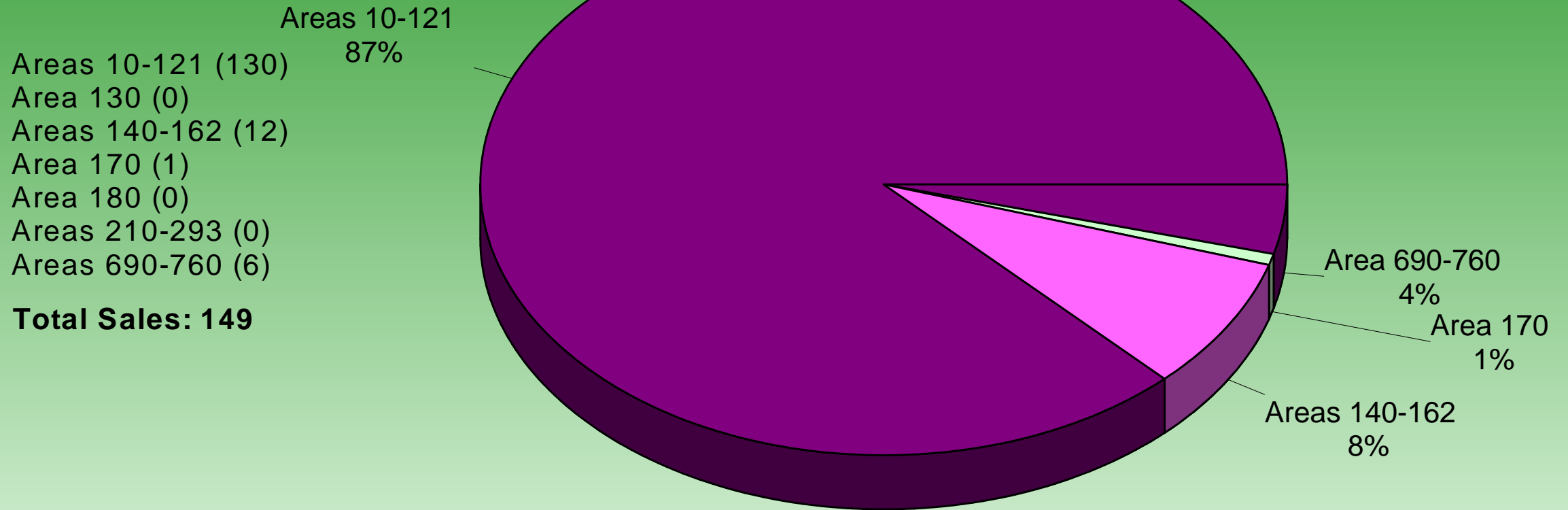
Class R1



Areas 10-121 (824)
Area 130 (10)
Areas 140-162 (184)
Area 170 (6)
Area 180 (7)
Areas 210-293 (47)
Areas 690-760 (74)
Total Sales: 1,152

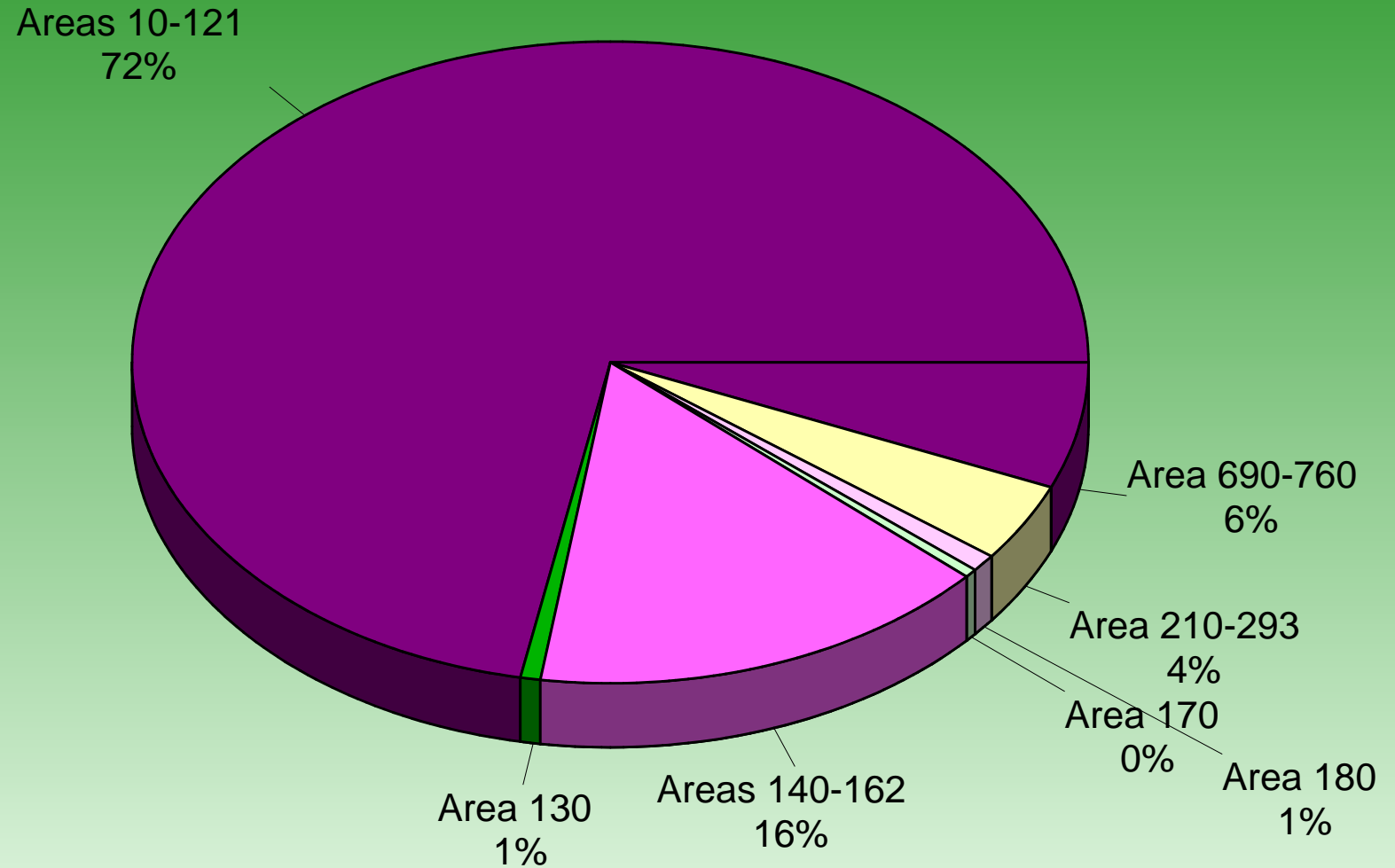
May 2006 Sales (R2)

Class R2



May 2006 Under Contract (R1)

Class R1



Areas 10-121 (981)
Area 130 (9)
Areas 140-162 (213)
Area 170 (6)
Area 180 (12)
Areas 210-293 (55)
Areas 690-760 (85)

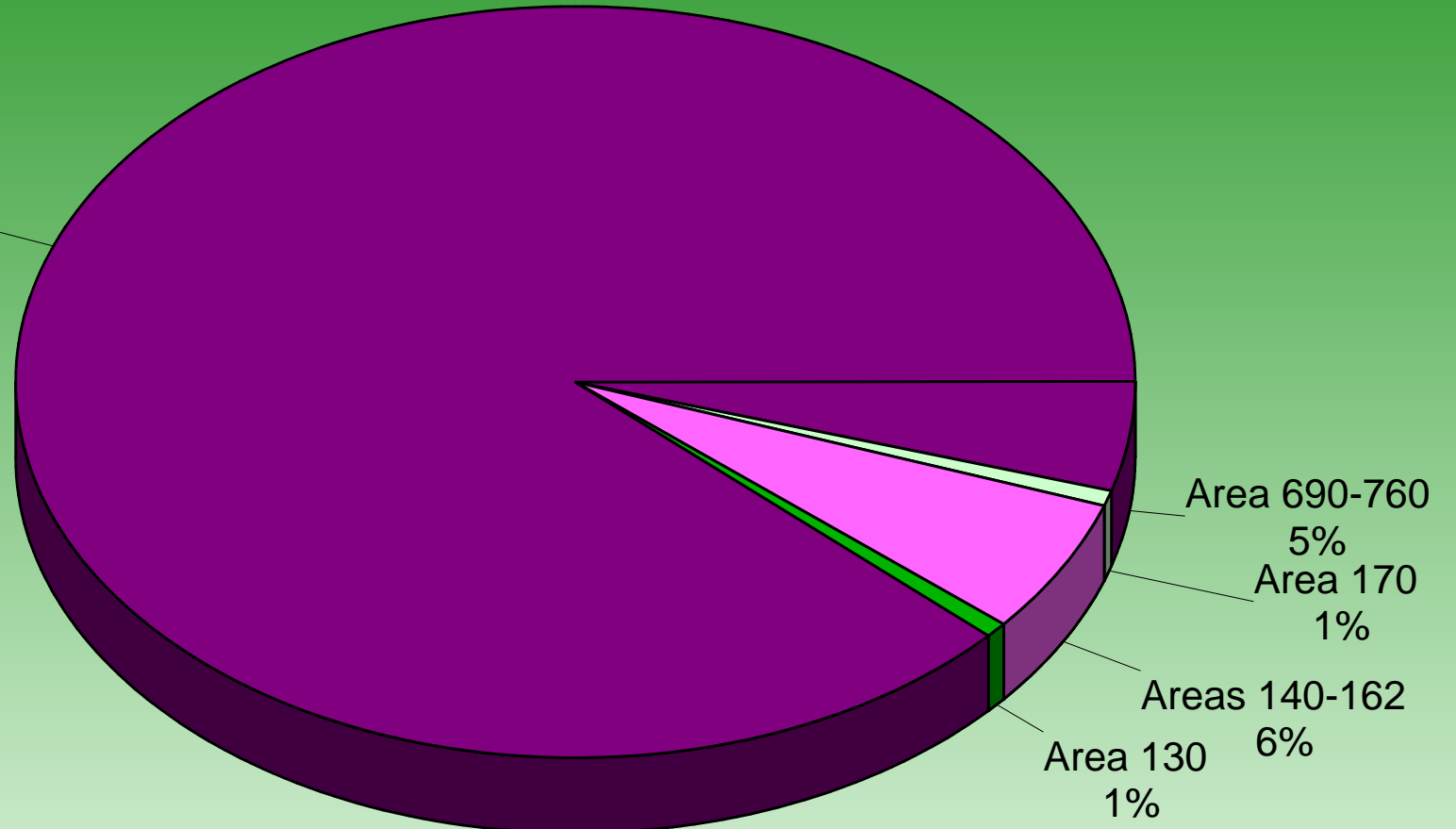
Total Pending Sales: 1,361

May 2006 Under Contract (R2)

Class R2

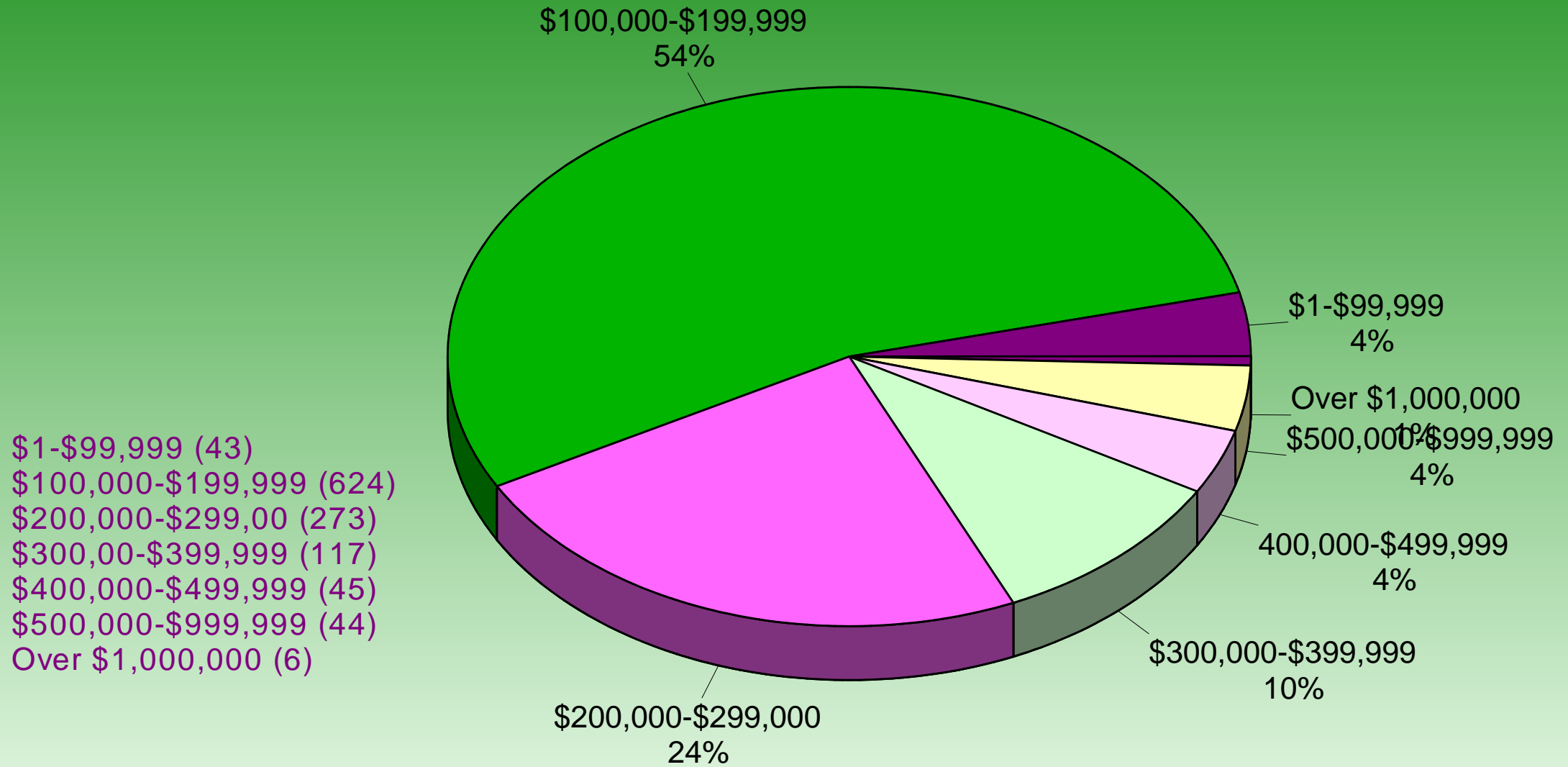
Areas 10-121 (135)
Area 130 (1)
Areas 140-162 (9)
Area 170 (1)
Area 180 (0)
Areas 210-293 (0)
Areas 690-760 (7)

Total Pending Sales: 153



May 2006 Closed Sales Class R1 by Price Range

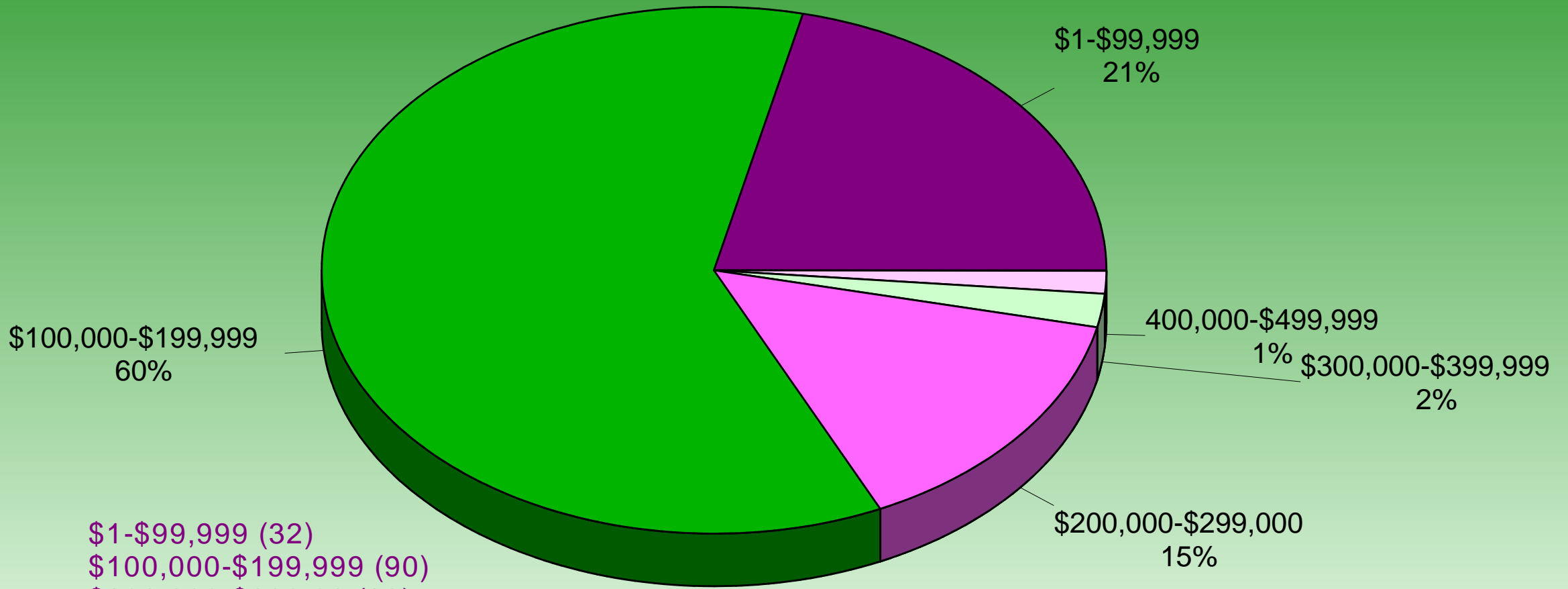
Areas 10-180, 210-293, 690-760



Class R1 Total=1,152

May 2006 Closed Sales Class R2 by Price Range

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



- \$1-\$99,999 (32)
- \$100,000-\$199,999 (90)
- \$200,000-\$299,00 (22)
- \$300,00-\$399,999 (3)
- \$400,000-\$499,999 (2)
- \$500,000-\$999,999 (0)
- Over \$1,000,000 (0)

Class R2 Total=149