



MLS Month in Review

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

Correction

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October 2006 Residential Home Sales

The Southwest Multiple Listing Service, Inc. reports that home sales units decreased by 11.7% from 1169 units sold in October, 2005 to 1032 units sold in October, 2006. October's average sales price for Single Family (R1) Homes shows an increase of 8.4% to \$229,163 from \$211,330 in 2005. The median sales price, the price at which half the homes were sold above and below, rose by 12.3% from October 2005's \$171,000 to \$192,000 in October, 2006. The average sale price for R2 Condo/Townhouses was \$140,509 in October 2006 compared to \$129,204 in October, 2005, a 9% increase. The median sales price increased 2.5% from \$118,000 in October, 2005 to \$121,900 in October, 2006.

53% of the homes sold within 60 days on the market in October, 2006 whereas 61% sold in the same time frame in October 2005. Under Contract (Pending), those transactions subject to contract, but not yet closed escrow, decreased by 12% from 1,350 in October, 2005 to 1,185 in October 2006. The 2,301 listings added during October 2006, increased by 28% from the 1,790 added in October, 2005.

"While we have seen a slowdown in the October 2006 Residential Home Sales statistics for the Greater Albuquerque area from last October, we are having the second best year for resale homes in Albuquerque history, with 11,688 homes sold through October 2006," said Cathy Colvin, Chairman of the Albuquerque Metropolitan Board of REALTORS®. "Prices on single family homes have stabilized in the Albuquerque Resale Housing Market. Our inventory of homes has grown from an average of 2.1 months in October 2005 to 4.1 months in October 2006. The Albuquerque Housing Market is showing more positive activity than most of the rest of the country," concluded Colvin.

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<http://www.abqrealtors.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 - October 2006

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

Oct.	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	\$211,330	\$229,163	\$171,000	\$192,000	5.60%	6.36%	1055	917	1229	1042	2,133	168
Class R2	\$129,204	\$140,509	\$118,000	\$121,900			<u>114</u>	<u>115</u>	<u>121</u>	<u>143</u>		
							1169	1032	1350	1185		

Oct. 2006 Closed Sales Class R1			Oct. 2006 Closed Sales Class R2			Oct. 2006 Under Contract Class R1			Oct. 2006 UnderContract Class R2		
Areas	10-121	636	Areas	10-121	92	Areas	10-121	747	Areas	10-121	129
Area	130	9	Area	130	0	Area	130	12	Area	130	0
Areas	140-162	137	Areas	140-162	11	Areas	140-162	151	Areas	140-162	8
Area	170	4	Area	170	0	Area	170	8	Area	170	0
Area	180	6	Area	180	0	Area	180	9	Area	180	0
Areas	210-293	63	Areas	210-293	0	Areas	210-293	47	Areas	210-293	0
Areas	690-760	<u>62</u>	Areas	690-760	<u>12</u>	Areas	690-760	<u>68</u>	Areas	690-760	<u>6</u>
TOTAL:		917	TOTAL:		115	TOTAL:		1,042	TOTAL:		143

October 2006 Closed Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	29	\$1-\$99,999	23
\$100,000-\$199,999	459	\$100,000-\$199,999	76
\$200,000-\$299,999	271	\$200,000-\$299,999	14
\$300,000-\$399,999	81	\$300,000-\$399,999	2
\$400,000-\$499,999	39	\$400,000-\$499,999	0
\$500,000-\$999,999	38	\$500,000-\$999,999	0
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>
TOTAL:	917	TOTAL:	115

Total Active Listings

Class R1 & R2

As of November 10, 2006

Class R1 Active as of November 10, 2006:	4,266
Class R2 Active as of November 10, 2006:	<u>352</u>
TOTAL:	4,618

Time on Market of Units Sold

1-30 days	113	10.95%
31-60 days	434	42.05%
61-90 days	238	23.06%
91-120 days	119	11.53%
120 + days	128	12.40%

Type of Financing

Financing	Number
Conventional	844
FHA	44
VA	38
Assumption	0
Cash	91
Other	15

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	1250
September	462	603	682	641	583	538	596	621	619	575	662	747	986	1022	1319	1090
October	400	631	592	573	625	566	599	616	552	582	671	798	864	1001	1169	1032
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	

October 2006 vs. October 2005: 137 Less Sales -11.7%

October 2006 vs. September 2006: 58 Less Sales -5.3%

YTD Sales through October 31, 2006: 11,668

YTD Sales through October 31, 2005: 11,888

Year to Date 2005 vs. 2006: 220 Less Sales -1.85%

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

**Albuquerque Metropolitan Board of
REALTORS®**

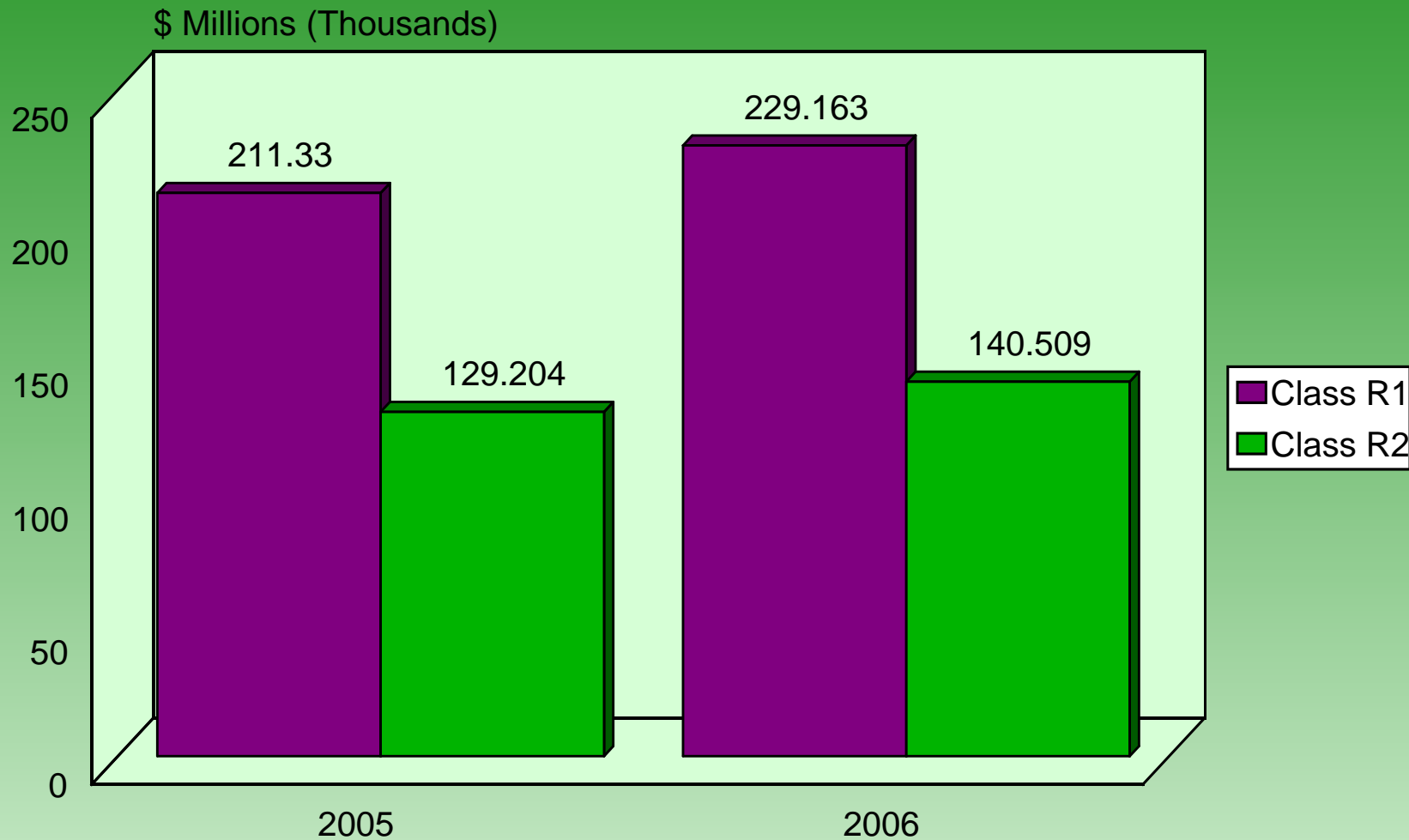
HOUSING TRENDS-October 2006

AMBR Housing Trends

October 2006

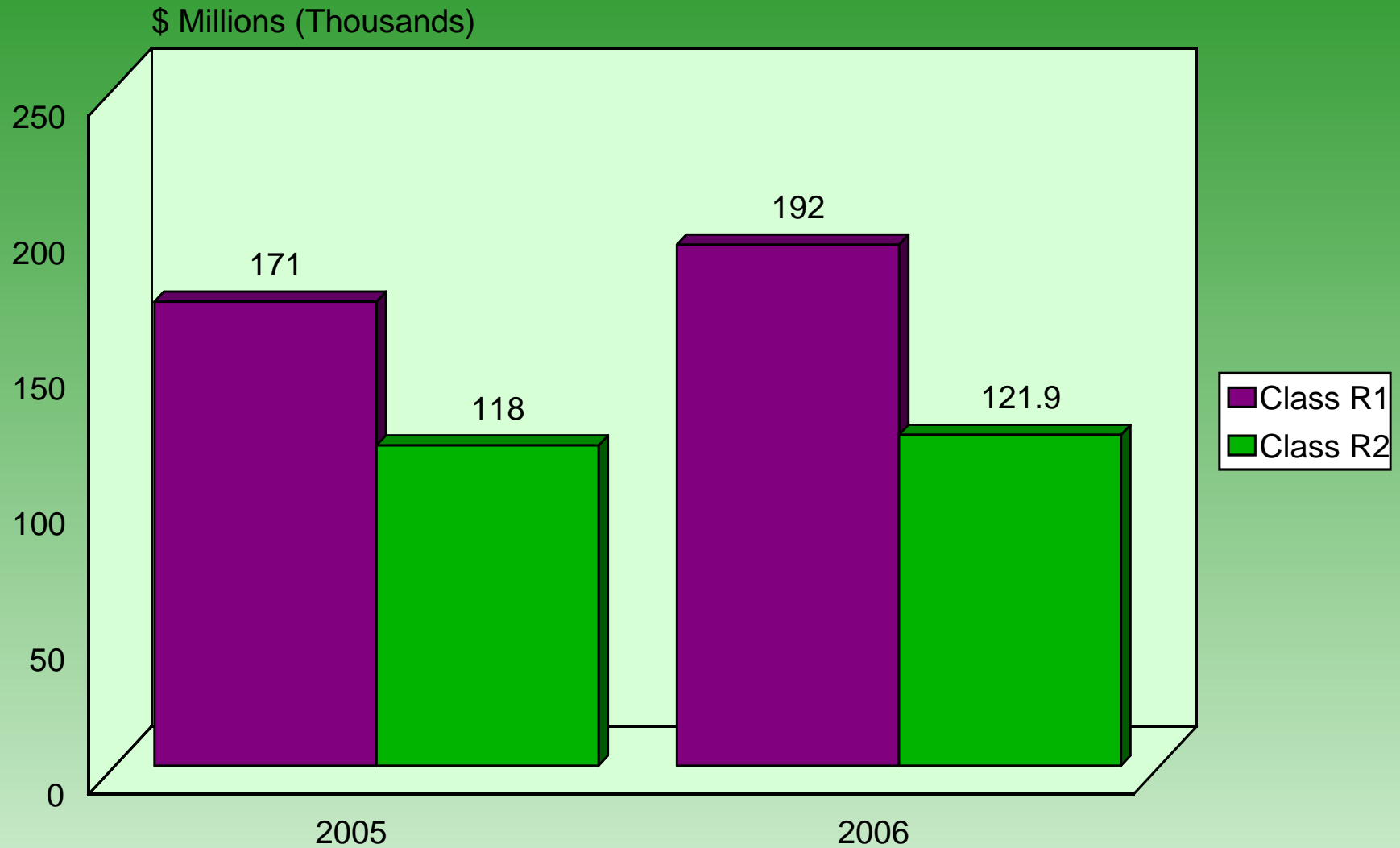
Average Price 2005 vs. 2006

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

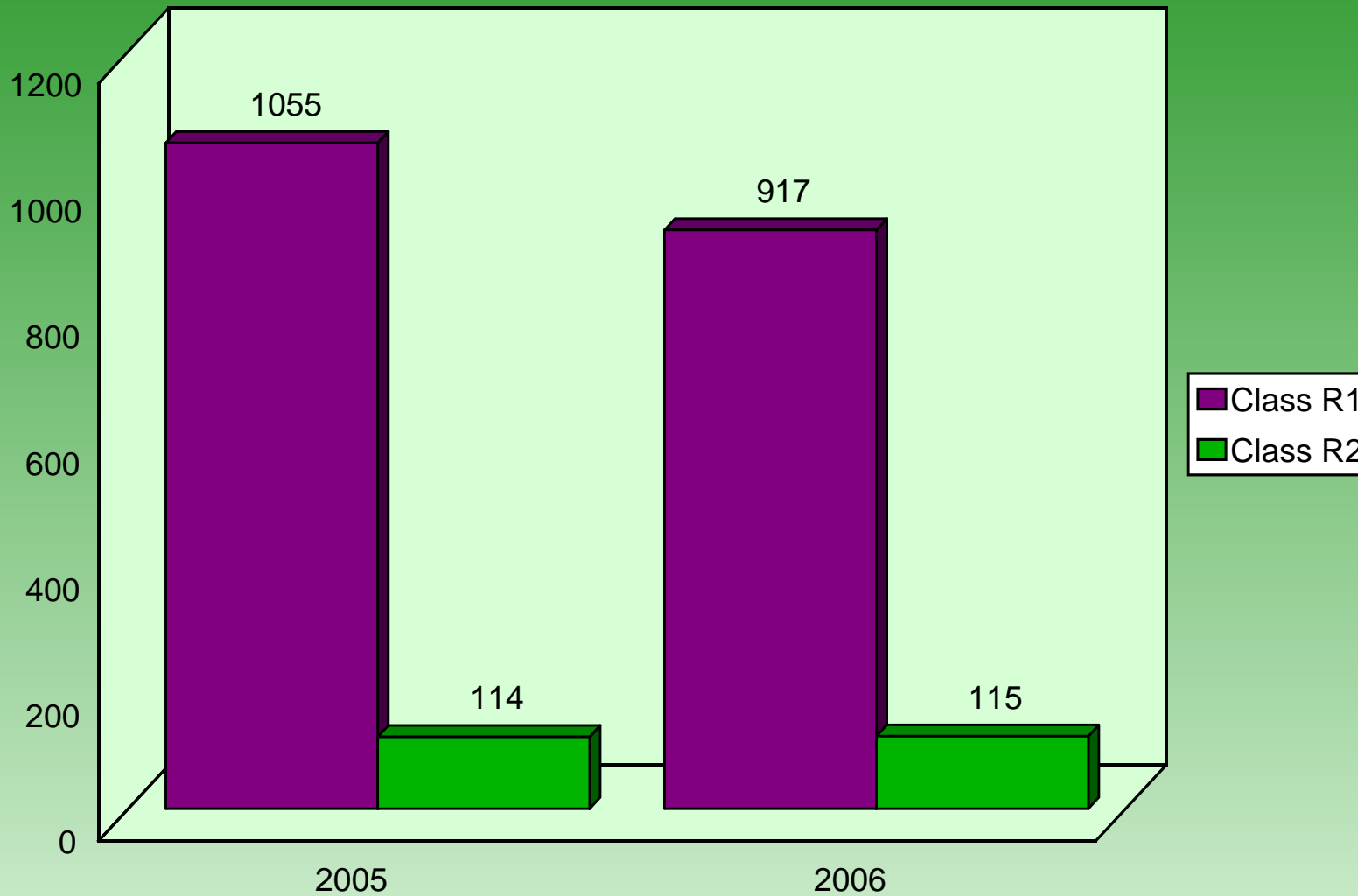
2005 and 2006

Interest Rate 2005=5.60%

Interest Rate 2006=6.36%

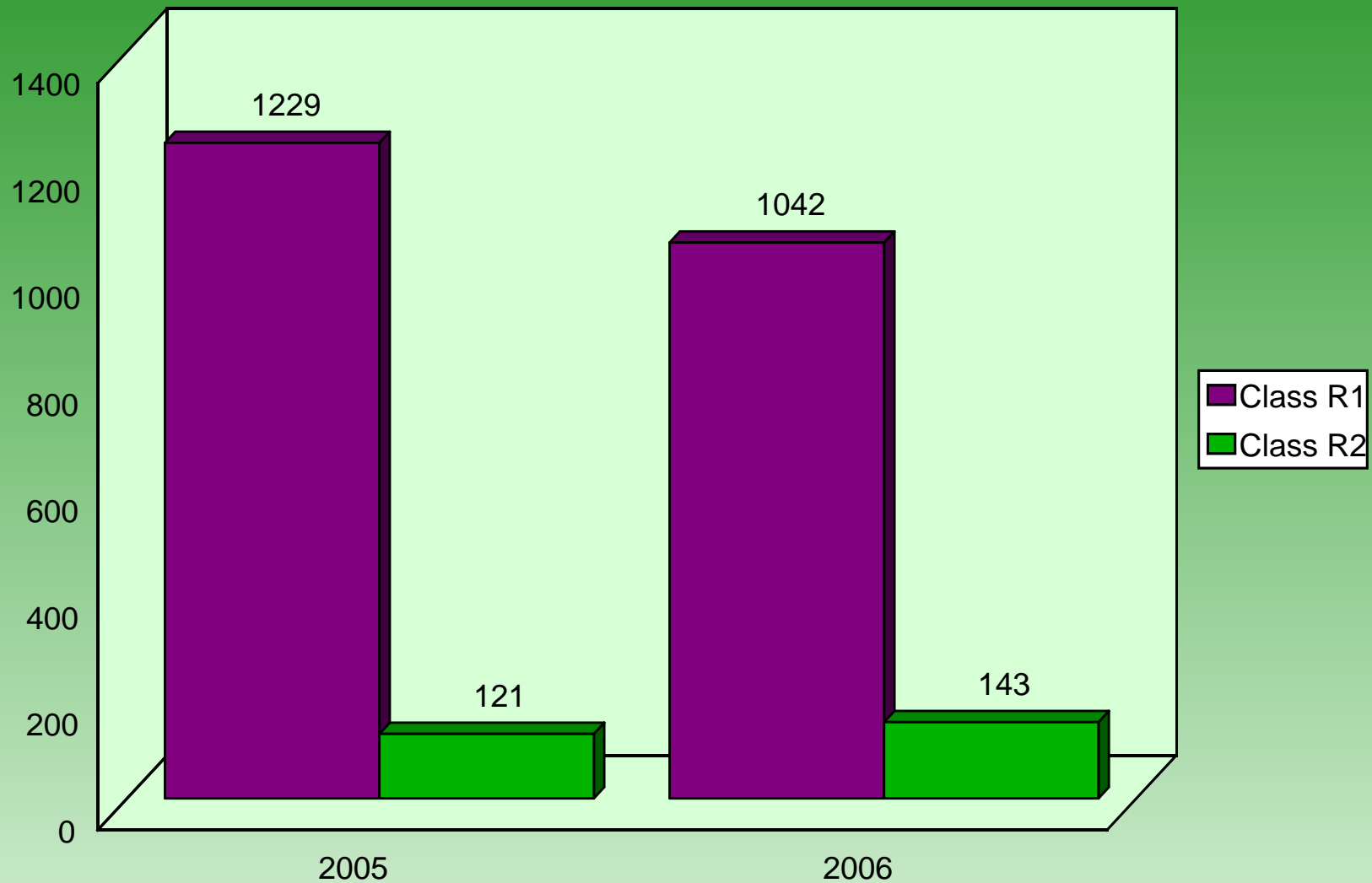
Closed Sales 2005 vs. 2006

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



Pending Sales 2005 vs. 2006

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



New Listings 2006

R1/R2

2006 Listings R1=2,133

2006 Listings R2=168

Total New Listings=2301