

Metropolitan Albuquerque Housing Trends - 2nd Quarter (Apr-June) 2006

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

2nd Quarter	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	\$202,435	\$230,879	\$160,500	\$188,500	5.30%	6.60%	3343	3351	3352	3820	6,532
Class R2	\$127,818	\$150,870	\$118,000	\$138,000			<u>366</u>	<u>365</u>	<u>362</u>	<u>431</u>	
							3709	3716	3714	4251	

Apr-June 2006 Closed Sales Class R1			Apr-June 2006 Closed Sales Class R2			Apr-June 2006 Under Contract Class R1			Apr-June 2006 UnderContract Class R2		
Areas	10-121	2,389	Areas	10-121	320	Areas	10-121	2,703	Areas	10-121	383
Area	130	31	Area	130	2	Area	130	32	Area	130	2
Areas	140-162	509	Areas	140-162	23	Areas	140-162	592	Areas	140-162	30
Area	170	20	Area	170	1	Area	170	22	Area	170	4
Area	180	30	Area	180	1	Area	180	32	Area	180	0
Areas	210-293	151	Areas	210-293	0	Areas	210-293	156	Areas	210-293	0
Areas	690-760	<u>221</u>	Areas	690-760	<u>18</u>	Areas	690-760	<u>283</u>	Areas	690-760	<u>12</u>
TOTAL:		3,351	TOTAL:		365	TOTAL:		3,820	TOTAL:		431

Apr-June 2006 Closed Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	124	\$1-\$99,999	68
\$100,000-\$199,999	1,733	\$100,000-\$199,999	232
\$200,000-\$299,999	862	\$200,000-\$299,999	54
\$300,000-\$399,999	333	\$300,000-\$399,999	7
\$400,000-\$499,999	148	\$400,000-\$499,999	4
\$500,000-\$999,999	137	\$500,000-\$999,999	0
Over \$1,000,000	<u>14</u>	Over \$1,000,000	<u>0</u>
TOTAL:	3,351	TOTAL:	365

Total Active Listings

Class R1 & R2

As of July 10, 2006

Class R1 Active as of July 10, 2006:	250
Class R2 Active as of July 10, 2006:	<u>3,352</u>
TOTAL:	3,602

YTD Sales through June 30, 2006: 6,873

(Total sales reported between January 1, 2006 & June end, 2006 in Classes R1 & R2)

*YTD Sales= Total sales reported on 7-10-06; Actual sales will be higher due to sales input into MLS after 7-10-06

2nd Quarter (Apr-June) 2006 Housing Activity Report

Class R1 - Existing Single-Family Detached

		Active Listings	Under Contract Listings	Total Sold & Closed	Average Closed Sale Price
10	Sandia Heights	21	26	28	\$581,786
20	North Albuquerque Acres	78	43	35	\$585,401
21	Albuquerque Acres West	89	89	74	\$339,861
30	Far NE Heights	121	201	169	\$304,883
31	Foothills North	72	26	33	\$609,882
32	Academy West	28	45	46	\$239,357
40	Near NE Heights	76	83	75	\$297,837
41	Uptown	47	102	103	\$179,925
42	UNM South	57	73	57	\$227,286
50	NE Heights	125	310	269	\$175,072
51	Foothills South	41	52	57	\$334,044
60	Four Hills	21	29	19	\$331,263
70	SE Heights	27	51	35	\$146,015
71	Southeast Heights	42	66	61	\$176,588
80	Downtown	48	60	62	\$207,887
90	Southwest	59	81	74	\$125,489
91	Valley Farms	45	37	35	\$165,181
92	Southwest Heights	201	370	295	\$138,845
93	Pajarito	3	6	5	\$145,100
100	North Valley	92	67	62	\$391,900

101	Near North Valley	91	85	79	\$249,625
102	Far North Valley	14	5	3	\$391,667
103	West River Valley	8	8	3	\$308,467
110	Northwest Heights	172	192	168	\$229,958
111	Ladera Heights	114	184	168	\$177,819
112	Canoncito	0	0	0	\$0
120	Paradise West	247	241	211	\$208,474
121	Paradise East	165	171	163	\$253,997
130	Corrales	78	32	31	\$569,895
140	Rio Rancho South	66	59	44	\$247,938
141	Rio Rancho Southwest	0	5	2	\$145,000
150	Rio Rancho Mid	145	214	178	\$193,549
151	Rio Rancho Mid-North	80	69	56	\$271,962
152	Rio Rancho Mid-West	6	19	16	\$129,338
160	Rio Rancho North	107	112	113	\$221,298
161	Rio Rancho Central	83	111	96	\$151,259
162	Rio Rancho Northwest	3	3	4	\$200,000
170	Bernalillo/Algodones	30	22	20	\$269,834
180	Placitas	78	32	30	\$485,369
210-293	East Mountain Area	280	156	151	\$252,833
690-760	Valencia County	292	283	221	\$172,908
		3,352	3,820	3,351	\$10,834,792