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 Lis	tings '06 R1 R2
Class R1	\$202,435	\$230,879	\$160,500	\$188,500	5.30%	6.60%	3343	3351	3352	3820	6,532	587
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		Apr-June 2006 CI	Apr-Ju	ne 2006 Under	Contract	Apr-June 2006 UnderContract				
	Class R	1	Class R	2		Class R1			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 RangeAreas 10-180, 210-293, 690-760

Total Active Listings Class R1 & R2 As of July 10, 2006

	Aleas 10-100, 210	7-293, 090-700		AS 01 July 10, 2000						
Class R	1	Class R2		Class R1 Active as of July 10, 2006:	250					
\$1-\$99,999	124	\$1-\$99,999	68	Class R2 Active as of July 10, 2006:	3,352					
\$100,000-\$199,999	1,733	\$100,000-\$199,999	232	TOTAL:	3,602					
\$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	YTD Sales through June 30, 2006:	6,873					
\$500,000-\$999,999	137	\$500,000-\$999,999	0	(Total sales reported between January 1, 2006 & June end.	2006 in					
Over \$1,000,000	<u>14</u>	Over \$1,000,000	<u>0</u>	Classes R1 & R2)	2000 111					
TOTAL:	3,351	TOTAL:	365							

^{*}YTD Sales= Total sales reported on 7-10-06; Actual sales will be higher due to sales input into MLS after 7-10-00

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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>	2005	2006
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
Мау	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	
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	

2nd Quarter 2005 vs. 2nd Quarter 200 7 More Sales 0.189%

Year to Date 2005 vs. 2006: 422 More Sales 6.5%

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 Albuq. Acres	78	43	35	\$585,401
21	Albuq. 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

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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

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