

Metropolitan Albuquerque Housing Trends - 1st Quarter (Jan.-Mar.), 2005

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

1st Quarter	Average \$, 2004	Average \$, 2005	Median \$ 2004	Median \$ 2005	Interest Rate '04	Interest Rate '05	2004 Sales	2005 Sales	Pending 2004	Pending 2005	New Listings '05 R2	Total	R1
Class R1	\$170,229	\$188,073	\$139,072	\$152,000	5.29%	5.38%	1881	2195	2718	2989	3,942	420	4,362
Class R2	\$107,691	\$120,463	\$104,800	\$110,500			<u>243</u>	<u>247</u>	<u>303</u>	<u>321</u>			
							2124	2442	3021	3310			

Jan.-Mar. 2005 Sales Class R1			Jan.-Mar. 2005 Sales Class R2			Jan.-Mar. 2005 Pending Class R1			Jan.-Mar. 2005 Pending Class R2		
Areas	10-120	1,582	Areas	10-120	217	Areas	10-120	2,098	Areas	10-120	276
Area	130	33	Area	130	2	Area	130	45	Area	130	2
Areas	140-160	325	Areas	140-160	18	Areas	140-160	474	Areas	140	28
Area	170	8	Area	170	0	Area	170	8	Area	170	1
Area	180	20	Area	180	0	Area	180	29	Area	180	0
Areas	210-290	103	Areas	210-290	0	Areas	210-290	162	Areas	210-290	0
Areas	690-760	<u>124</u>	Areas	690-760	<u>10</u>	Areas	690-760	<u>173</u>	Areas	690-760	<u>14</u>
TOTAL:		2,195	TOTAL:		247	TOTAL:		2,989	TOTAL:		321

January-March 2005 Sales

Class R1 & R2

By Price Range

Areas 10-180, 210-290, 690-760

Class R1	Class R2
\$1-\$99,999	\$1-\$99,999
263	92
\$100,000-\$199,999	\$100,000-\$199,999
1,306	130
\$200,000-\$299,999	\$200,000-\$299,999
368	24
\$300,000-\$399,999	\$300,000-\$399,999
144	1
\$400,000-\$499,999	\$400,000-\$499,999
61	0
\$500,000-\$999,999	\$500,000-\$999,999
48	0
Over \$1,000,000	Over \$1,000,000
<u>5</u>	<u>0</u>
TOTAL:	TOTAL:
2,195	247

Total Active Listings

Class R1 & R2

As of April 1, 2005

Class R1 Active as of 4/01/2005:	2,059
Class R2 Active as of 4/01/2005:	<u>217</u>
TOTAL:	2,276

YTD Sales as of March 31, 2005: 2,624

(Total sales reported between January 1, 2005 and the last day of the current month, 2005, in Classes R1 & R2)

*YTD Sales = Total sales reported on 10th day of month; Actual sales will be higher due to sales input into MLS after 10th of month.

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>
January	239	324	338	481	425	413	357	335	399	376	420	536	598	533	712
February	276	375	428	468	458	479	384	448	488	431	482	566	627	674	808
March	385	608	508	635	523	571	455	643	632	680	674	653	799	833	919
April	481	602	522	581	466	492	526	580	568	545	723	726	848	921	
May	503	521	579	643	549	410	646	658	663	634	837	791	938	1029	
June	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	
July	509	621	670	594	707	669	692	729	717	664	864	878	1110	1131	
August	513	653	690	709	767	684	615	644	729	701	791	906	1054	1146	
September	462	603	682	641	583	538	596	621	619	575	662	747	986	1022	
October	400	631	592	573	625	566	599	616	552	582	671	798	864	1001	
November	364	588	534	540	525	486	488	520	517	521	594	727	679	900	
December	413	563	625	546	528	498	483	559	508	354	557	684	731	916	
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	2439

1st quarter 2004 cf. 1st quarter 2005:

399 more sales

19.56%

Year to date, 2004 cf. 2005:

399 more sales

19.56

First Quarter (Jan.-Mar.) 2005 Housing Activity Report

Class R1 - Existing Single-Family Detached

		Total Active Listings	Total Pending Listings	Total Sold & Closed	Average Closed Sale Price
10	Sandia Heights	11	16	14	\$410,250
20	North Albuquerque Acres	40	36	22	\$576,752
30	Far NE Heights	108	287	228	\$264,791
40	Near NE Heights	105	215	149	\$164,953
50	NE Heights	108	289	215	\$160,267
60	Four Hills	10	28	26	\$300,737
70	SE Heights	66	115	88	\$167,771
80	Downtown	37	43	31	\$139,540
90	Southwest	242	292	207	\$108,050
100	North Valley	122	134	98	\$236,603
110	Northwest Heights	181	337	274	\$170,837
120	Paradise Hills	171	306	230	\$177,195
130	Corrales	54	45	33	\$444,652
140	Rio Rancho South	28	55	32	\$162,888
150	Rio Rancho Mid/Corrales Heights	104	216	136	\$151,635
160	Rio Rancho North	118	203	157	\$159,212
170	Bernalillo/Algodones	21	8	8	\$397,782
180	Placitas	56	29	20	\$355,156
210-290	East Mountain Area	211	162	103	\$206,160
690-760	Valencia County	266	173	124	\$144,591

Sales Overview, 2001-2005

