

Greater Albuquerque Area Housing Trends - 2006 vs. 2007

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

Month	Average \$, 2006	Average \$, 2007	Median \$, 2006	Median \$, 2007	Interest Rate '06	Interest Rate '07	2006 Sales	2007 Sales	Pending 2006	Pending 2007	New Listings '07 R1 / R2	
JANUARY												
Class R1	\$218,381	\$234,807	\$172,250	\$190,000	5.73%	6.33%	754	662	1051	935	1,952	192
Class R2	\$130,273	\$148,732	\$113,750	\$138,450			<u>86</u> 840	<u>82</u> 744	<u>135</u> 1186	<u>119</u> 1054		
FEBRUARY												
Class R1	\$207,144	\$234,176	\$173,750	\$189,800	5.90%	6.37%	836	741	1187	1034	1,897	168
Class R2	\$141,380	\$162,435	\$125,000	\$153,000			<u>113</u> 949	<u>79</u> 820	<u>134</u> 1321	<u>112</u> 1146		
MARCH												
Class R1	\$219,096	\$239,311	\$181,000	\$198,500	5.91%	6.27%	1111	964	1316	1155	2,581	227
Class R2	\$141,055	\$160,433	\$129,000	\$153,000			<u>115</u> 1226	<u>119</u> 1083	<u>130</u> 1446	<u>113</u> 1268		
APRIL												
Class R1	\$226,655	\$243,023	\$185,000	\$198,012	6.11%	6.35%	1002	910	1289	1148	2,491	223
Class R2	\$151,661	\$162,499	\$140,000	\$145,750			<u>103</u> 1105	<u>78</u> 988	<u>147</u> 1436	<u>99</u> 1247		
MAY												
Class R1	\$226,835	\$246,062	\$185,000	\$199,000	6.20%	6.39%	1152	1020	1361	1157	2,639	200
Class R2	\$147,235	\$158,143	\$131,500	\$145,000			<u>149</u> 1301	<u>109</u> 1129	<u>153</u> 1514	<u>148</u> 1305		
JUNE												
Class R1	\$239,231	\$254,298	\$195,575	\$201,500	6.68%	6.73%	1140	1011	1264	1108	2,755	260
Class R2	\$156,243	\$172,009	\$149,450	\$162,000			<u>108</u> 1248	<u>103</u> 1114	<u>143</u> 1407	<u>137</u> 1245		
JULY												
Class R1	\$233,849	\$261,699	\$191,900	\$214,900	6.76%	6.85%	1123	992	1249	1058	2,615	227
Class R2	\$158,012	\$164,501	\$152,400	\$147,000			<u>116</u> 1239	<u>124</u> 1116	<u>139</u> 1388	<u>129</u> 1187		
AUGUST												
Class R1	\$240,218	\$243,411	\$196,500	\$208,000	6.52%	6.96%	1126	833	1211	911	2,742	281
Class R2	\$161,729	\$161,765	\$153,950	\$149,900			<u>124</u> 1250	<u>101</u> 934	<u>166</u> 1377	<u>96</u> 1007		
SEPTEMBER												
Class R1	\$226,322	\$232,735	\$193,250	\$192,500	6.40%	6.83%	990	716	1037	758	2,127	261
Class R2	\$160,722	\$166,295	\$155,950	\$155,000			<u>100</u> 1090	<u>82</u> 798	<u>110</u> 1147	<u>78</u> 836		
OCTOBER												
Class R1	\$229,163	\$246,522	\$192,000	\$200,000	6.36%	6.72%	917	687	1042	665	2,393	215
Class R2	\$140,509	\$151,811	\$121,900	\$149,000			<u>115</u> 1032	<u>71</u> 758	<u>143</u> 1185	<u>82</u> 747		
NOVEMBER												
Class R1	\$242,061	\$233,956	\$192,000	\$189,450	6.24%	6.56%	824	556	900	645	1,372	127
Class R2	\$158,500	\$159,962	\$150,000	\$142,000			<u>111</u> 935	<u>64</u> 620	<u>105</u> 1005	<u>73</u> 718		
DECEMBER												
Class R1	\$238,172	\$240,602	\$199,500	\$200,000	6.14%	6.61%	787	516	729	543	1,064	97
Class R2	\$154,942	\$171,535	\$149,500	\$145,000			<u>90</u> 877	<u>51</u> 567	<u>88</u> 817	<u>45</u> 588		

Total Sales for Year 2006: 13,593*

Total Sales for Year 2007: 10,961*

Class R1 Active Listings as of 01/10/2007: 3,799
 Class R2 Active Listings as of 01/10/2007: 299
Class R1 & R2 Actives as of 01/10/2007: 4,098

Class R1 Active Listings as of 01/10/2008: 5,523
 Class R2 Active Listings as of 01/10/2008: 543
Class R1 & R2 Actives as of 01/10/2008: 6,066

Sold & Closed Existing Single-Family Homes

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

	<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>	<u>2007</u>
January	425	413	357	335	399	376	420	536	598	533	712	840	744
February	458	479	384	448	488	431	482	566	627	674	808	949	820
March	523	571	455	643	632	680	674	653	799	833	919	1226	1083
April	466	492	526	580	568	545	723	726	848	921	1029	1105	988
May	549	410	646	658	663	634	837	791	938	1029	1300	1301	1129
June	627	628	589	701	685	677	714	859	982	1157	1295	1248	1114
July	707	669	692	729	717	664	864	878	1110	1131	1339	1239	1116
August	767	684	615	644	729	701	791	906	1054	1146	1388	1250	934
September	583	538	596	621	619	575	662	747	986	1022	1319	1090	798
October	625	566	599	616	552	582	671	798	864	1001	1169	1032	758
November	525	486	488	520	517	521	594	727	679	900	1130	935	620
December	528	498	483	559	508	354	557	684	731	916	1040	877	567
TOTALS	6,783	6,434	6,430	7,054	7,077	6,740	7,989	8,871	10,216	11,263	13,448	13,092	10,671

Total Sales 2006 vs 2007: 2,632 Less Sales - 19.36%

Total Sales for 2006: 13,593

Total Sales for 2007: 10,961

Class R1 & R2 Listing Inventory for Greater Albuquerque Area

The following is a monthly breakout of listing inventory back to 1999. Figures are the total number of Class R1 and Class R2 Existing Single-Family listings active in MLS on the 10th day of the month following the month shown.

	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
January	4,276	4,288	4,156	3,996	3,440	2,839	2,267	2,198	4,191
February	4,645	4,378	4,447	3,823	3,569	2,905	2,156	2,302	4,465
March	4,830	4,525	3,764	3,901	3,719	2,859	2,276	2,558	4,881
April	4,891	4,696	4,257	4,211	3,506	2,822	2,099	2,678	5,428
May	5,094	4,870	4,154	4,178	3,538	3,000	2,206	3,180	5,729
June	5,218	5,111	4,492	4,267	3,561	3,094	2,243	3,602	6,106
July	5,261	5,154	4,622	4,280	3,597	3,028	2,377	4,031	6,404
August	5,310	5,240	3,923	4,186	3,535	2,984	2,350	4,407	6,675
September	5,160	5,164	4,118	4,016	3,368	2,837	2,319	4,695	6,718
October	5,009	5,020	4,037	3,837	3,393	2,668	2,298	4,618	6,708
November	4,790	4,790	3,848	3,697	2,845	2,572	2,263	4,363	6,534
December	4,477	4,518	3,868	3,638	2,993	2,448	2,211	4,098	6,066

Jan-Dec 2006 vs. Jan-Dec 2007 Housing Activity Report

Class R1 - Existing Single-Family Detached by Area

		Total Sales 2006	Average 2006 Sale Price	Total Sales 2007	Average 2007 Sale Price
10	Sandia Heights	83	\$516,208	71	\$492,808
20	North Albuquerque Acres	131	\$616,766	119	\$651,313
21	Albuquerque Acres West	248	\$350,358	222	\$388,175
30	Far NE Heights	569	\$317,366	515	\$323,939
31	Foothills North	99	\$553,115	121	\$569,952
32	Academy West	161	\$238,414	156	\$249,488
40	UNM	229	\$302,291	221	\$318,812
41	Uptown	346	\$177,471	313	\$191,628
42	UNM South	247	\$232,331	198	\$257,313
50	NE Heights	953	\$177,218	721	\$185,143
51	Foothills South	197	\$303,418	166	\$318,191
60	Four Hills	78	\$345,731	76	\$359,669
70	SE Heights	162	\$156,400	116	\$172,937
71	Southeast Heights	193	\$180,453	162	\$189,249
80	Downtown	198	\$189,509	171	\$210,884
90	Southwest	256	\$125,203	215	\$137,630
91	Valley Farms	132	\$178,692	100	\$211,577
92	Southwest Heights	1,176	\$139,457	831	\$146,557
93	Pajarito	17	\$148,876	17	\$148,332
100	North Valley	218	\$361,265	187	\$381,215

101	Near North Valley	270	\$274,302	204	\$276,272
102	Far North Valley	26	\$429,069	32	\$404,765
103	West River Valley	21	\$366,000	29	\$435,990
110	Northwest Heights	626	\$227,030	511	\$242,406
111	Ladera Heights	600	\$181,939	494	\$183,759
112	Canoncito	1	\$84,000	0	\$0
120	Paradise West	770	\$205,584	602	\$211,040
121	Paradise East	532	\$252,026	406	\$243,433
130	Corrales	121	\$504,745	83	\$509,642
140	Rio Rancho South	206	\$249,080	197	\$245,565
141	Rio Rancho Southwest	11	\$150,104	14	\$165,661
150	Rio Rancho Mid	696	\$185,691	535	\$190,268
151	Rio Rancho Mid-North	204	\$273,153	189	\$273,019
152	Rio Rancho Mid-West	58	\$132,673	40	\$132,708
160	Rio Rancho North	409	\$228,000	249	\$241,518
161	Rio Rancho Central	389	\$165,667	348	\$176,728
162	Rio Rancho Northwest	7	\$258,199	1	\$150,000
170	Bernalillo/Algodones	60	\$299,703	60	\$286,175
180	Placitas	99	\$522,433	92	\$510,843
210-293	East Mountain Area	564	\$254,003	449	\$266,692
690-760	Valencia County	833	\$174,988	633	\$184,671

YEAR-END AVERAGE RESIDENTIAL HOME SALES PRICE

Class R1 - Single Family Detached, Greater Albuquerque Area

Year	Average Price	Change in Avg. Price From Previous Year	Change in % From Previous Year
1985	\$85,700	+\$4,500	+5.54%
1986	\$91,500	+\$5,800	+6.77%
1987	\$97,000	+\$5,500	+6.01%
1988	\$95,000	-\$2,000	-2.06%
1989	\$96,600	+\$1,600	+1.68%
1990	\$99,600	+\$3,000	+3.11%
1991	\$102,700	+\$3,100	+3.11%
1992	\$107,700	+\$5,000	+4.87%
1993	\$117,800	+\$10,100	+9.38%
1994	\$126,100	+\$8,300	+7.05%
1995	\$134,200	+\$8,100	+6.42%
1996	\$138,653	+\$4,453	+3.32%
1997	\$144,871	+\$6,218	+4.48%
1998	\$147,720	+\$2,849	+1.97%
1999	\$150,264	+\$2,544	+1.72%
2000	\$150,023	-\$241	-0.16%
2001	\$152,399	+\$2,376	+1.58%
2002	\$158,717	+\$6,318	+4.15%
2003	\$166,703	+\$7,986	+5.03%
2004	\$182,490	+\$15,787	+9.47%
2005	\$204,502	+\$22,012	+12.06%
2006	\$228,663	+\$24,161	+11.81%
2007	\$243,089	+\$14,426	+6.31%

2006 vs. 2007 RECAP for Greater Albuquerque Area

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

Class R1	2006	2007	Change '06 vs. '07	% of Change
Average Price:	\$228,663	\$243,089	\$14,426	6.31%
Median Price:	\$188,900	\$198,500	\$9,600	5.08%
Total Sold & Closed:	12,201	9,866	-2,335	-19.14%
Total Dollar Volume:	\$2,789,913,743	\$2,398,316,501	-\$391,597,242	-14.04%

Class R2	2006	2007	Change '06 vs. '07	% of Change
Average Price:	\$150,941	\$161,290	\$10,349	6.86%
Median Price:	\$138,000	\$149,000	\$11,000	7.97%
Total Sold & Closed:	1,392	1,095	-297	-21.34%
Total Dollar Volume:	\$210,109,999	\$176,612,435	-\$33,497,564	-15.94%

Class R1 & R2	2006	2007	Change '06 vs. '07	% of Change
Average Price:	\$220,704	\$234,917	\$14,213	6.44%
Median Price:	\$182,900	\$192,500	\$9,600	5.25%
Total Sold & Closed:	13,593	10,961	-2,632	-19.36%
Total Dollar Volume:	\$3,000,023,742	\$2,574,928,936	-\$425,094,806	-14.17%

Statistics compiled for Home Sales Report pulled 01/10/07 and 01/10/08.
 Actual Year-To-Date Sales Data for 2006 & 2007 for Class R1 & R2.

Figures differ from Metropolitan Housing Trends Report - 2006 vs. 2007 due to the fact that Trends Report figures are pulled on the 10th of each month, and additional sales are entered into MLS after the monthly report has been pulled and released.

2007 Recap by Market Areas

Class R1 (Existing Single Family Detached) & Class R2 (Existing Condo/Townhome Attached)

All MLS Areas

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$241,777	Average Price:	\$160,771	Average Price:	\$233,661
Median Price:	\$197,950	Median Price:	\$148,000	Median Price:	\$191,350
Total Sold & Closed:	10,058	Total Sold & Closed:	1,120	Total Sold & Closed:	11,178
Total Dollar Volume:	\$2,431,794,770	Total Dollar Volume:	\$180,063,593	Total Dollar Volume:	\$2,611,858,363

Areas 10-293, 690-760 (Greater Albuquerque Area)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$243,089	Average Price:	\$161,290	Average Price:	\$234,917
Median Price:	\$198,500	Median Price:	\$149,000	Median Price:	\$192,500
Total Sold & Closed:	9,866	Total Sold & Closed:	1,095	Total Sold & Closed:	10,961
Total Dollar Volume:	\$2,398,316,501	Total Dollar Volume:	\$176,612,435	Total Dollar Volume:	\$2,574,928,936

Areas 10-121 (City of Albuquerque)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$247,136	Average Price:	\$166,030	Average Price:	\$237,397
Median Price:	\$200,000	Median Price:	\$154,700	Median Price:	\$195,000
Total Sold & Closed:	6,976	Total Sold & Closed:	952	Total Sold & Closed:	7,928
Total Dollar Volume:	\$1,724,019,612	Total Dollar Volume:	\$158,060,208	Total Dollar Volume:	\$1,882,079,820

Areas 140-162 (Rio Rancho)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$210,545	Average Price:	\$120,526	Average Price:	\$205,879
Median Price:	\$180,000	Median Price:	\$115,000	Median Price:	\$177,400
Total Sold & Closed:	1,573	Total Sold & Closed:	86	Total Sold & Closed:	1,659
Total Dollar Volume:	\$331,187,345	Total Dollar Volume:	\$10,365,199	Total Dollar Volume:	\$341,552,544

Areas 210-293 (East Mountain)

<u>Class R1 (0 Class R2 Listings Sold)</u>	
Average Price:	\$266,692
Median Price:	\$235,000
Total Sold & Closed:	449
Total Dollar Volume:	\$119,744,720

Areas 690-760 (Bosque Farms, Los Lunas, Valencia County)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 & R2</u>	
Average Price:	\$184,671	Average Price:	\$121,944	Average Price:	\$180,681
Median Price:	\$160,000	Median Price:	\$120,000	Median Price:	\$155,000
Total Sold & Closed:	633	Total Sold & Closed:	43	Total Sold & Closed:	676
Total Dollar Volume:	\$116,896,505	Total Dollar Volume:	\$5,243,598	Total Dollar Volume:	122,140,103

2007 RECAP - Time on Market & Financing Types

Class R1(Single Family Detached) & Class R2(Condo/Townhome Attached)

All MLS Areas			Greater Albuquerque Area		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	5,206	692	0 - 30	5147	690
31 - 60	2,226	218	31 - 60	2185	217
61 - 90	1,240	104	61 - 90	1213	104
91 - 120	641	43	91 - 120	626	40
121 +	745	63	121 +	695	44
TOTALS:	10,058	1,120	TOTALS:	9,866	1,095

Areas 10-121 (Albuquerque)			Areas 140-162 (Rio Rancho)		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	3875	606	0 - 30	759	57
31 - 60	1534	191	31 - 60	370	16
61 - 90	793	85	61 - 90	216	10
91 - 120	386	36	91 - 120	116	1
121 +	388	34	121 +	112	2
TOTALS:	6,976	952	TOTALS:	1,573	86

Areas 210-293 (East Mountain)			Areas 690-760 (Valencia County)		
Time on Market for Sold Units			Time on Market for Sold Units		
Days	Class R1	Class R2	Days	Class R1	Class R2
0 - 30	181	0	0 - 30	258	22
31 - 60	104	0	31 - 60	130	8
61 - 90	64	0	61 - 90	87	5
91 - 120	41	0	91 - 120	60	2
121 +	59	0	121 +	98	6
TOTALS:	449	0	TOTALS:	633	43

All MLS Areas		
Type of Financing for Sold Units*		
Financing	Class R1	Class R2
Assumption	2	0
Cash	972	120
Conventional	7,914	876
FHA	646	95
VA	323	17
Seller financing	26	0
Other	175	12
TOTALS	10,058	1,120

*Not all sales list type of financing

Total Sales History

Class R1(Single Family Detached) & Class R2 (Condo/Townhome Attached)

Greater Albuquerque Area

	Class R1	Class R2	Class R1 & R2
2007 Total Sales	9,866	1,095	10,961
Average Price	\$243,089	\$161,290	\$234,917
Median Price	\$198,500	\$149,000	\$192,500
2006 Total Sales	12,344	1,413	13,757
Average Price	\$227,833	\$150,528	\$219,893
Median Price	\$188,000	\$137,500	\$182,000
2005 Total Sales	12,943	1,387	14,330
Average Price	\$204,502	\$130,482	\$197,338
Median Price	\$165,500	\$118,000	\$161,437
2004 Total Sales	10,772	1,252	12,024
Average Price	\$182,490	\$115,923	\$175,643
Median Price	148,000	\$109,950	\$143,243
2003 Total Sales	9,909	1033	10,942
Average Price	\$166,703	\$112,000	\$161,325
Median Price	\$139,275	\$109,882	\$135,900
2002 Total Sales	8,897	931	9,828
Average Price	\$158,717	\$103,870	\$153,521
Median Price	\$138,900	\$97,250	\$132,000
2001 Total Sales	8,117	770	8,870
Average Price	\$152,399	\$104,948	\$148,289
Median Price	\$129,900	\$98,000	\$127,000
2000 Total Sales	6,925	681	7,606
Average Price	\$150,023	\$102,838	\$145,798
Median Price	\$127,500	\$97,000	\$125,000
1999 Total Sales	7,021	756	7,777
Average Price	\$150,264	\$104,651	\$145,830
Median Price	\$129,900	\$100,000	\$126,500