



Number Crunch: Condo/Townhome statistics

This report provides a snapshot of condo/townhomes for sale and reported sold in the Greater Albuquerque Market Areas. Southwest MLS rules define attached residential properties as any property that is attached to the adjacent property in any manner. A snapshot of the marketplace on March 3, 2011 showed that residential attached, condos/townhomes made up 9.2% of residential listings on the market and 9.7% of the residential properties reported sold in 2010.

The first table is a summary of all Active residential listings identified as ATTACHED. Making up 9.2 % of all active residential inventory these 510 listings show an overall median list price of \$145,000 and an average list price of \$163,034.

Table 1: Active condo/townhomes for sale in the Greater ABQ Market for March 3, 2011

MLS Areas	Area Name	Actives	Median List Price	% of RESI inventory
80	Downtown ABQ	76	\$157,450	47.8
30	Far NE Heights	54	\$168,450	24.8
32	Academy West	43	\$129,900	39.8
111	Ladera Heights	35	\$124,433	14.1
150	Rio Rancho MID	35	\$127,000	11.9
50	Northeast Heights	34	\$148,350	11.2
40	UNM	22	\$360,000	21.0
71	Southeast Heights	22	\$114,950	22.9
41	Uptown	21	\$119,900	14.8
101	Near North Valley	20	\$149,000	15.0
110	Northwest Heights	20	\$148,900	8.4
42	UNM South	18	\$189,500	18.2
100	North Valley	13	\$125,000	9.8
760	Rio Communities	13	\$85,000	14.6
90	Near South Valley	12	\$77,500	11.7
140	Rio Rancho South	10	\$168,450	7.8
700	Los Lunas	10	\$123,750	9.3
121	Paradise East	9	\$99,900	5.1
10	Sandia Heights	8	\$188,700	16.0
51	Foothills South	8	\$143,250	11.0
60	Four Hills Village	5	\$204,900	12.2
31	Foothills North	4	\$187,500	6.3
170	Bernalillo/Algodones	4	\$69,950	5.1
21	ABQ Acres West	3	\$234,900	4.1
70	Fairgrounds	3	\$125,000	6.4
130	Corrales	3	\$250,000	3.2
92	Southwest Heights	2	\$102,000	0.5
102	Far North Valley	1	\$335,000	5.6

MLS Areas	Area Name	Actives	Median List Price	% of RESI inventory
701	West Los Lunas	1	\$135,999	1.8
741	Belen	1	\$104,900	1.6

Table 2: Active condo/townhomes for sale in the Greater ABQ Market by HOA Type.

Offering HOA	Actives	Median Sq Ft	Median List Price	Median \$/SF
YES	333	1,176	\$146,800	\$125
NO	177	1,380	\$139,000	\$101

Table 3: Historical Sales for residential condos/townhomes from 2000-2010 (Data obtained directly from SWMLS Annual Reports)

Year	Units Sold	Median SP	% change from previous year	Average SP	% change from previous year
2000	681	\$97,000	-3.0	\$102,838	-1.7
2001	770	\$98,000	+1.0	\$104,948	+2.1
2002	931	\$100,000	+2.0	\$103,870	-1.0
2003	1,033	\$109,882	+9.9	\$112,000	+7.8
2004	1,254	\$109,900	+0.02	\$115,903	+3.5
2005	1,387	\$118,000	+7.4	\$130,482	+12.6
2006	1,413	\$137,500	+16.5	\$150,528	+15.4
2007	1,095	\$149,000	+8.4	\$161,290	+7.1
2008	835	\$154,000	+3.4	\$162,783	+0.9
2009	788	\$144,900	-5.9	\$153,237	-5.9
2010	753	\$141,000	-2.7	\$147,571	-3.7

Table 4: Historical listing activity for condos/townhomes (Data obtained directly from SWMLS Annual Reports)

	1 Month			1 Year			4 Years		
	Dec-10	Jan-11	% Change	Jan-10	Jan-11	% Change	Jan-07	Jan-11	% Change
New	87	160	+83.9	183	160	-12.6	192	160	-16.7
For Sale	526	505	-4.0	566	505	-10.8	298	505	+69.5
Pending	56	74	+32.1	82	74	-9.8	119	74	-37.8
Sold	50	39	-22.0	43	39	-9.3	82	39	-52.4
Median Sale Price	\$130,000	\$135,000	+3.8	\$144,000	\$135,000	-6.3	\$138,450	\$135,000	-2.5
Average Sale Price	\$137,544	\$134,748	-2.0	\$141,351	\$134,748	-4.7	\$148,732	\$134,748	-9.4

Source: Southwest MLS, Inc. Information deemed reliable but not guaranteed.

