

# "THE ALBUQUERQUE NEW HOUSING MARKET LETTER"

## A MONTHLY PUBLICATION OF DATATRAQ

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PERMITS ISSUED BY MONTH													
	Apr-03	May-03	June-03	Jul-03	Aug-03	Sep-03	Oct-03	Nov-03	Dec-03	Jan-04	Feb-04	Mar-04	Apr-04
City of Albuquerque	455	452	490	434	468	459	457	297	355	324	519	513	429
Uninc. Bernalillo County	55	47	35	35	26	25	30	25	23	21	27	47	45
City of Rio Rancho	128	107	138	128	114	111	90	94	79	117	98	166	171
Village of Los Lunas	10	5	1	10	9	4	9	7	4	6	9	5	8
Uninc. Valencia County	11	8	16	14	13	20	7	7	3	10	13	13	10
<b>Total Metro Area</b>	<b>659</b>	<b>619</b>	<b>680</b>	<b>621</b>	<b>630</b>	<b>619</b>	<b>593</b>	<b>430</b>	<b>464</b>	<b>478</b>	<b>666</b>	<b>744</b>	<b>663</b>

The information above has been derived from the "Permit Report" published by DataTraQ. For additional information, please call (505) 291-8432

### PERMIT VOLUME FOR APRIL

Permit volume dropped from 744 in March to 663 in April representing a -10.9% change. The Albuquerque Metro Area has averaged 601 permits per month in the past 12 months.

### MONTHLY AVERAGES

The monthly *averages* for the Albuquerque Metro Area for the *past 12 months* compare as follows:

May, 2003 thru April, 2004	601
May, 2002 thru April, 2003	529

### TOP BUILDERS

Artistic Home's *Seville* in Northwest Albuquerque led all subdivisions in volume of permits for April with 32, above D.R. Horton's *Northern Meadows* in Rio Rancho which took out 28 permits and KB Home's *Desert Pine* in Southwest Albuquerque which followed with 19 permits in April.

In the last 12 months, D.R. Horton led all builders in the number of permits issued with 888, representing 12.32% of all permits issued in Albuquerque, Rio Rancho, Unincorporated Bernalillo County, Los Lunas and Unincorporated Valencia County. Raylee/Vantage Homes was second with 606 permits or 8.41% followed by Artistic Homes with 599 or 8.31% of the total. The top 15 builders took out 75.62% of the single family residence building permits issued in the past 12 months.

### PERMIT VOLUME COMPARISON

Permit volume for the last 12 months and the previous 12 months compare as follows:

5/03 thru 4/04		5/02 thru 4/03	
NE	15%	NE	17%
NW	36%	NW	38%
RR	20%	RR	14%
SE	2%	SE	3%
SW	19%	SW	17%
UBC	5%	UBC	7%
UVC	2%	UVC	2%
LL	1%	LL	2%

### PRICE RANGE INFORMATION

(Using the plan check value\*)

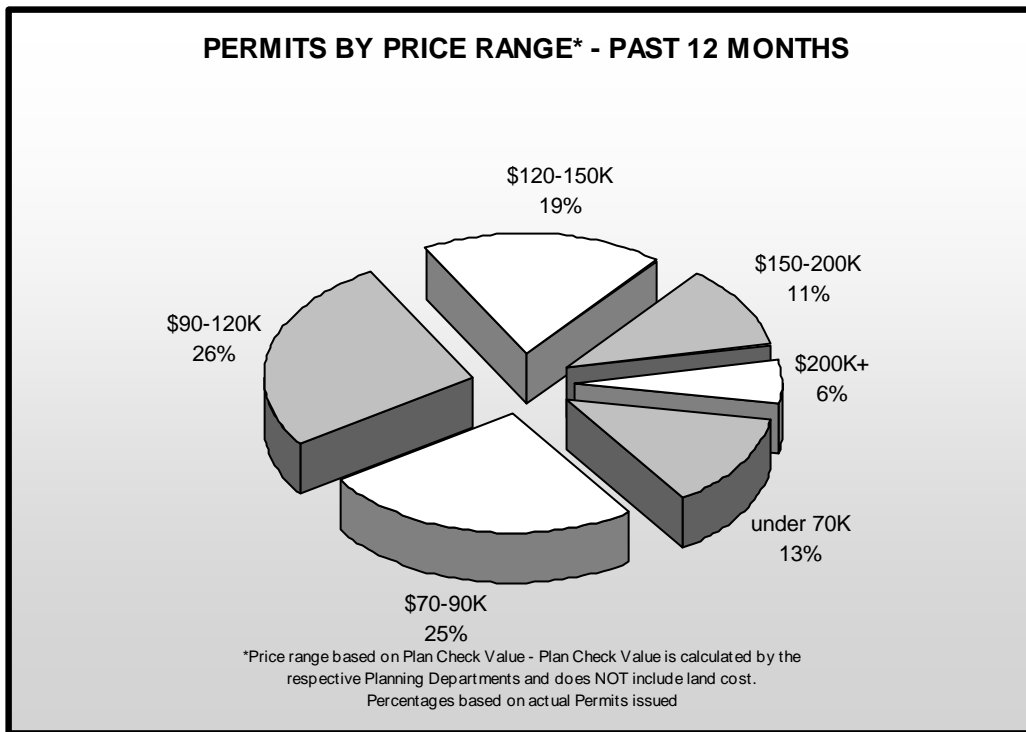
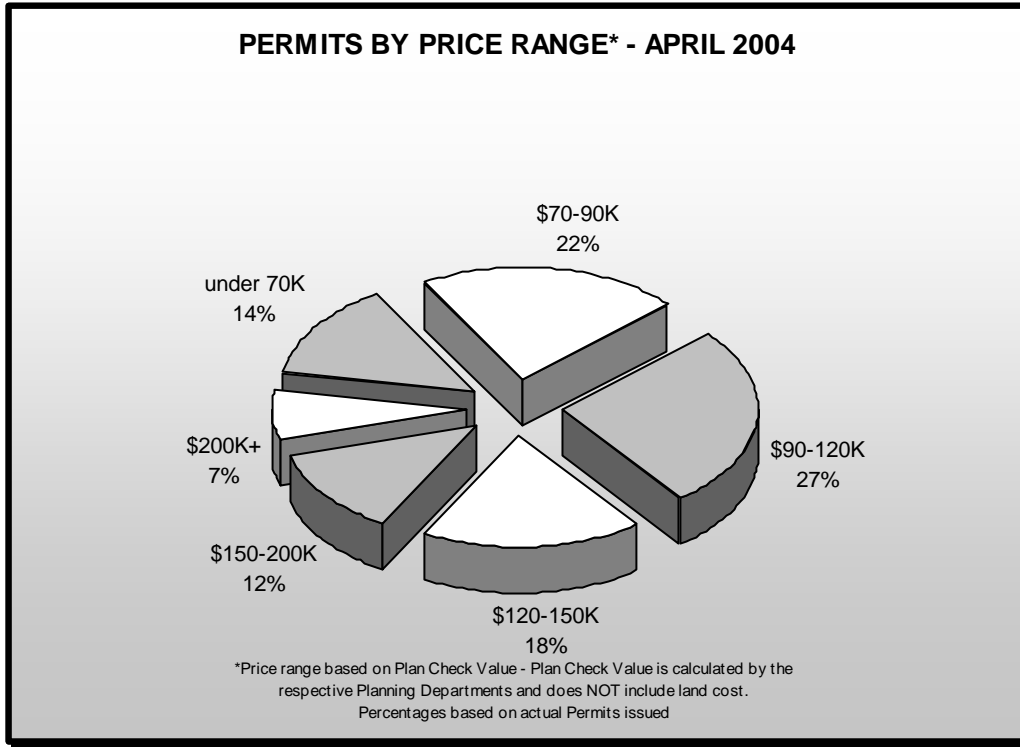
	March 2004	
\$200+	48	7%
\$150-\$200	82	12%
\$120-\$150	122	18%
\$90-\$120	175	27%
\$70-\$90	144	22%
Under \$70	92	14%

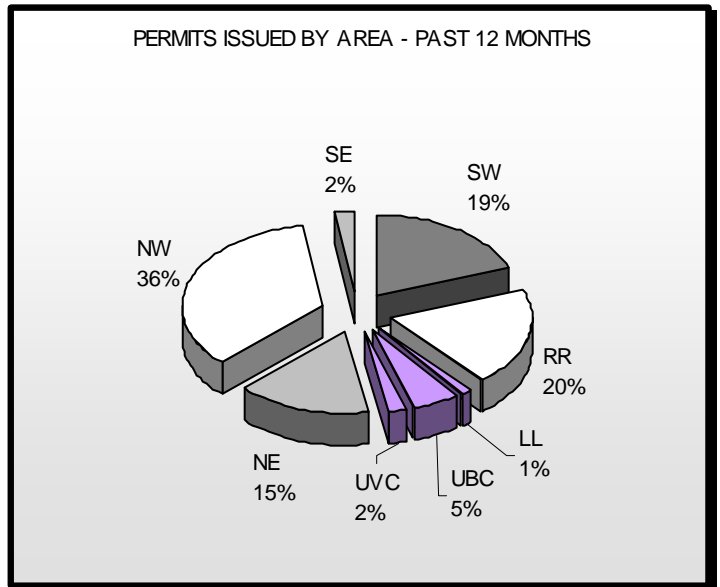
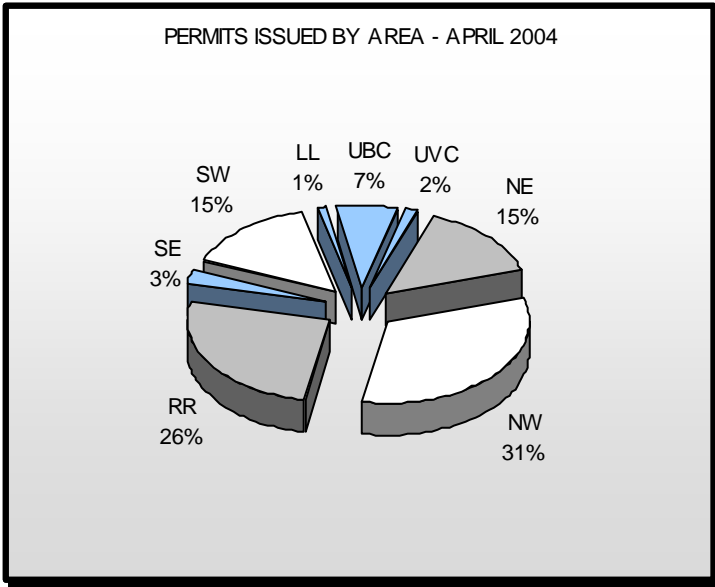
\*The plan check value is calculated by the respective Planning Departments and does NOT include land cost.

### 211 SUBDIVISIONS ACTIVE IN APRIL

The total number of subdivisions active with different builders during April was 211; the average subdivision took out 3.14 permits in April. In the past 12 months, the average subdivision took out 6.75 permits.

TOP PERMIT VOLUME - SUBDIVISIONS - APRIL 2004		
<u>BUILDER</u>	<u>SUBDIVISION</u>	<u>PERMITS</u>
ARTISTIC HOMES	SEVILLE	32
D.R. HORTON HOMES	NORTHERN MEADOWS	28
KB HOME	DESERT PINE	19
RAYLEE/VANTAGE HOMES	EAGLE RIDGE	18
PULTE HOMES	VENTANA RANCH, PINON POINTE @	18
HOMES BY JOE BOYDEN	VISTA DEL AGUILA	18
ARTISTIC HOMES	LA MESILLA	17
LONGFORD HOMES	ENCHANTED HILLS	15
CENTEX HOMES	ENCHANTED HILLS	15
ARTISTIC HOMES	LOS MILAGROS	15
D.R. HORTON HOMES	CANTACIELO	12
KB HOME	ENCHANTED HILLS	10
WALLEN BUILDERS	UNIT 11	8
STILLBROOKE HOMES	TREVISO	8
RAYLEE/VANTAGE HOMES	WHISPERING POINTE	8
TOP PERMIT VOLUME - SUBDIVISIONS - LAST 12 MONTHS		
<u>BUILDER</u>	<u>SUBDIVISION</u>	<u>PERMITS</u>
ARTISTIC HOMES	EL RANCHO GRANDE	207
D.R. HORTON HOMES	NORTHERN MEADOWS	182
ARTISTIC HOMES	SEVILLE	180
CENTEX HOMES	ENCHANTED HILLS	169
LONGFORD HOMES	ENCHANTED HILLS	149
PULTE HOMES	VENTANA RANCH, PINON POINTE @	148
D.R. HORTON HOMES	PASEO DE ESTRELLA	141
D.R. HORTON HOMES	VENTANA RANCH, CANTABELLA @	137
D.R. HORTON HOMES	ENCANTO VILLAGE	121
RAYLEE/VANTAGE HOMES	EAGLE RIDGE	114
LONGFORD HOMES	SUNRISE RANCH SOUTH	112
KB HOME	DESERT PINE	110
CENTEX HOMES	TIMARRON WEST	109
WESTBROOK HOMES	LOS SUENOS	103
CENTEX HOMES	STONEBRIDGE	102
TOP PERMIT VOLUME - BUILDERS - LAST 12 MONTHS		
<u>BUILDER</u>	<u># OF PERMITS</u>	
D.R. HORTON HOMES	888	
RAYLEE/VANTAGE HOMES	606	
ARTISTIC HOMES	599	
PULTE HOMES	588	
KB HOME	521	
CENTEX HOMES	479	
FULLER HOMES INC.	394	
LONGFORD HOMES	332	
STILLBROOKE HOMES	233	
WESTBROOK HOMES	194	
WALLEN BUILDERS	167	
CHARTER B & D	153	
COLLATZ, INC.	102	
SUNSET WEST	101	
HOMES BY KIM BROOKS/JD HOME BUILDER	93	





**DataTraq**

*Affiliated with HOME BUILDERS MARKETING, Inc.*

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**MENU OF SERVICES**

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Monthly overview, used by those with specific interest in the Albuquerque Metropolitan New Housing Market. Available by annual Subscription @ \$120.00.
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New home permit activity, cumulative with activity and market share computations by subdivisions, area and price segments. Available for \$75.00 per month, with a 6-month minimum subscription.
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