



Greater Albuquerque Area Housing Trends – April 2001

Class I (Existing Single-Family Detached) and Class II (Existing Condo/Townhome/Patio Home Attached) Homes
 Areas 1-18, 21-29, 69-76

| Month: | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | New Listings-04/01-04/30 | |
|----------|------------------|------------------|----------------|----------------|------------|------------|-------------------|-------------------|--------------------------|------------------------|
| APRIL | Avg. Sales Price | Avg. Sales Price | Avg. Int. Rate | Avg. Int. Rate | Sales | Sales | Contracts Written | Contracts Written | Class I & II April '01 | Class I & II April '00 |
| Class I | \$150,783 | \$158,011 | 6.85% | 8.21% | 664 | 482 | 755 | 471 | 1,366 | 1,338 |
| Class II | \$100,372 | \$106,231 | | | <u>59</u> | <u>63</u> | <u>69</u> | <u>33</u> | <u>149</u> | <u>150</u> |
| | | | | | 723 | 545 | 824 | 504 | 1,515 | 1,488 |

| April 2001 Sales Class I | | April 2001 Sales Class II | | Total Pendings Class I | | Total Pendings Class II | |
|--------------------------|------------|---------------------------|-----------|------------------------|------------|-------------------------|-----------|
| Areas 1-12 | 486 | Areas 1-12 | 50 | Areas 1-12 | 569 | Areas 1-12 | 57 |
| Area 13 | 15 | Area 13 | 0 | Area 13 | 10 | Area 13 | 1 |
| Areas 14-16 | 87 | Areas 14-16 | 6 | Areas 14-16 | 86 | Areas 14-16 | 8 |
| Area 17 | 1 | Area 17 | 1 | Area 17 | 5 | Area 17 | 1 |
| Area 18 | 10 | Area 18 | 0 | Area 18 | 9 | Area 18 | 0 |
| Areas 21-29 | 30 | Areas 21-29 | 0 | Areas 21-29 | 37 | Areas 21-29 | 0 |
| Areas 69-76 | <u>35</u> | Areas 69-76 | <u>2</u> | Areas 69-76 | <u>39</u> | Areas 69-76 | <u>2</u> |
| TOTAL | 664 | TOTAL | 59 | TOTAL | 755 | TOTAL | 69 |

| APRIL | Median Price '01 | Median Price '00 | 1st Quarter | Median Price '01 | Median Price '00 |
|---------|------------------|------------------|-------------|------------------|------------------|
| Class 1 | 125,000 | 132,000 | Class 1 | 125,000 | 127,700 |
| Class 2 | 93,000 | 94,000 | Class 2 | 94,000 | 100,000 |

| April 2001 Sales • Class I & II • By Price Range Areas 1-18, 21-29, 69-76 | | | | YTD Sales thru April 2001: 2473 ¹ | |
|--|------------|---------------------|-----------|--|--|
| Class I | | Class II | | | |
| \$1-\$99,999 | 173 | \$1-\$99,999 | 36 | | |
| \$100,000-\$199,999 | 377 | \$100,000-\$199,999 | 21 | | |
| \$200,000-\$299,999 | 73 | \$200,000+ | 2 | Class I Active Listings as of 04/30/2001: 3,236 | |
| \$300,000-\$399,999 | 27 | | | Class II Active Listings as of 04/30/2001: <u>418</u> | |
| \$400,000-\$499,999 | 6 | TOTAL | 59 | Class I & II Active Listings as 04/30/2001: 3,654 | |
| \$500,000-\$999,999 | 7 | | | | |
| Over \$1,000,000 | 1 | | | | |
| TOTAL | 664 | | | | |

NOTES: ¹ YTD (Year-To-Date) Sales = total number of sales reported on 10th day of the month; Actual Y-T-D sales will be higher due to additional sales being input into MLS after the 10th day of the month. Statistics for APRIL 2001 pulled 05/10/01. Statistics for APRIL 2000 pulled 05/10/00.



Sold & Closed Existing Single-Family Homes

Class I (Existing Single-Family Detached) & Class II (Existing Condo, Townhome & Patio Homes Attached) Combined

| | <u>1990</u> | <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> |
|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| January | 261 | 239 | 324 | 338 | 481 | 425 | 413 | 357 | 335 | 399 | 376 | 420 |
| February | 248 | 276 | 375 | 428 | 468 | 458 | 479 | 384 | 448 | 488 | 431 | 482 |
| March | 362 | 385 | 608 | 508 | 635 | 523 | 571 | 455 | 643 | 632 | 680 | 674 |
| April | 326 | 481 | 602 | 522 | 581 | 466 | 492 | 526 | 580 | 568 | 545 | 723 |
| May | 453 | 503 | 521 | 579 | 643 | 549 | 410 | 646 | 658 | 663 | 634 | |
| June | 404 | 526 | 601 | 708 | 671 | 627 | 628 | 589 | 701 | 685 | 677 | |
| July | 386 | 509 | 621 | 670 | 594 | 707 | 669 | 692 | 729 | 717 | 664 | |
| August | 488 | 513 | 653 | 690 | 709 | 767 | 684 | 615 | 644 | 729 | 701 | |
| September | 416 | 462 | 603 | 682 | 641 | 583 | 538 | 596 | 621 | 619 | 575 | |
| October | 389 | 400 | 631 | 592 | 573 | 625 | 566 | 599 | 616 | 552 | 582 | |
| November | 273 | 364 | 588 | 534 | 540 | 525 | 486 | 488 | 520 | 517 | 521 | |
| December | <u>323</u> | <u>413</u> | <u>563</u> | <u>625</u> | <u>546</u> | <u>528</u> | <u>498</u> | <u>483</u> | <u>559</u> | <u>508</u> | <u>354</u> | |

TOTALS **4,329** **5,071** **6,690** **6,876** **7,082** **6,783** **6,434** **6,430** **7,054** **7,077** **6,740**

APRIL **326** **481** **602** **522** **581** **466** **492** **526** **580** **568** **545** **723**

APRIL 2001 VS. APRIL 2000: **178 More Sales** **+ 32.7%**

APRIL 2001 VS. MARCH 2001: **49 More Sales** **+ 7.3%**

YEAR TO DATE 2000 VS. 1999* **44 More Sales** **+ 11.7%**

*YEAR-TO-DATE (YTD) Sales = the total number of sales reported on the 10th day of the month; Actual Y-T-D sales will be higher due to additional sales being input into MLS system after the 10th day of the month.



MLS CLASS I & II LISTING INVENTORY AREAS 1-76

The following is a monthly breakout of listing inventory for the past four years. Figures are the total number of Class I and Class II Existing Single-Family listings active in MLS on the 10th day of each month shown.

| | <u>1996</u> | <u>1997</u> | <u>1998</u> | <u>1999</u> | <u>2000</u> | <u>2001</u> |
|-----------|-------------|-------------|-------------|-------------|-------------|-------------|
| January | 2,778 | 3,391 | 4,048 | 4,276 | 4,288 | 4,156 |
| February | 2,827 | 3,640 | 4,356 | 4,645 | 4,378 | 4,447 |
| March | 2,963 | 3,862 | 4,594 | 4,830 | 4,525 | 3,764 |
| April | 3,163 | 4,221 | 4,839 | 4,891 | 4,696 | 4,257 |
| May | 3,348 | 4,447 | 4,996 | 5,094 | 4,870 | 4,204 |
| June | 3,615 | 4,645 | 5,041 | 5,218 | 5,111 | |
| July | 3,825 | 4,771 | 5,154 | 5,261 | 5,154 | |
| August | 3,873 | 4,776 | 5,155 | 5,310 | 5,240 | |
| September | 3,859 | 4,684 | 5,030 | 5,160 | 5,164 | |
| October | 3,763 | 4,529 | 4,873 | 5,009 | 5,020 | |
| November | 3,729 | 4,439 | 4,783 | 4,790 | 4,790 | |
| December | 3,635 | 4,259 | 4,547 | 4,477 | 4,518 | |

The record month for Class I and Class II ACTIVE listings in MLS was **August 1999** when the total was **5,310**. The prior record was set in **July 1988**, when **5,156** Class I and II listings in MLS were posted.