



Greater Albuquerque Area Housing Trends – August 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	
	Aug	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II August '01
Class I	\$156,000	\$155,469	6.59%	8.03%	726	643	720	509	1,387	1,532
Class II	\$113,812	\$106,599			<u>65</u>	<u>58</u>	<u>72</u>	<u>61</u>	<u>183</u>	<u>157</u>
					791	701	792	570	1,570	1,689

August 2001 Sales Class I		August 2001 Sales Class II		Total Pending Class I		Total Pending Class II	
Areas 1-12	519	Areas 1-12	54	Areas 1-12	538	Areas 1-12	58
Area 13	14	Area 13	0	Area 13	20	Area 13	1
Areas 14-16	91	Areas 14-16	7	Areas 14-16	80	Areas 14-16	10
Area 17	2	Area 17	1	Area 17	1	Area 17	1
Area 18	11	Area 18	0	Area 18	7	Area 18	0
Areas 21-29	48	Areas 21-29	0	Areas 21-29	39	Areas 21-29	0
Areas 69-76	<u>41</u>	Areas 69-76	<u>3</u>	Areas 69-76	<u>35</u>	Areas 69-76	<u>2</u>
TOTAL	726	TOTAL	65	TOTAL	720	TOTAL	72

August	Median Price '01	Median Price '00	2nd Quarter	Median Price '01	Median Price '00
Class 1	130,000	131,250	Class 1	131,320	132,500
Class 2	101,000	102,750	Class 2	98,500	95,000

August 2001 Sales Class I & II By Price Range Areas 1-18, 21-29, 69-76				YTD Sales thru August 2001: 5,884 ¹ (Total number of sales reported between January 1st, 2001 and August 31st, 2001 in Classes 1 & 2)
Class I		Class II		
\$1-\$99,999	179	\$1-\$99,999	32	Class I Active Listings as of 8/31/2001: 3,101 Class II Active Listings as of 8/31/2001: <u>404</u> Class I & II Active Listings as of 8/31/2001: 3,505
\$100,000-\$199,999	406	\$100,000-\$199,999	30	
\$200,000-\$299,999	87	\$200,000+	3	
\$300,000-\$399,999	38			
\$400,000-\$499,999	9	TOTAL	65	
\$500,000-\$999,999	7			
Over \$1,000,000	0			
TOTAL	726			

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 August 2001 pulled 9/10/01. Statistics for August 2000 pulled 9/10/00.



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	837
June	404	526	601	708	671	627	628	589	701	685	677	714
July	386	509	621	670	594	707	669	692	729	717	664	864
August	488	513	653	690	709	767	684	615	644	729	701	791
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**

August **488** **513** **653** **690** **709** **767** **684** **615** **644** **729** **701** **791**

August 2001 VS. August 2000: **90 More Sales** **+ 10.42 %**

August 2001 VS. July 2001: **73 Fewer Sales** **- 10.41 %**

Year to Date 2001 VS. 2000: **797 More Sales** **+ 16.93 %**



MLS CLASS I & II LISTING INVENTORY AREAS 1-76

The following is a monthly breakout of listing inventory back to 1996. 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	4,154
June	3,615	4,645	5,041	5,218	5,111	4,492
July	3,825	4,771	5,154	5,261	5,154	4,622
August	3,873	4,776	5,155	5,310	5,240	3,923
September	3,859	4,684	5,030	5,160	5,164	4,118
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.