



# Greater Albuquerque Area Housing Trends – February 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-02/01-02/28	
February	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II February '01	Class I & II February '00
Class I	\$152,627	\$153,079	7.00%	8.33%	445	386	418	478	1,190	1,320
Class II	\$99,839	\$109,149			<u>37</u>	<u>45</u>	<u>35</u>	<u>50</u>	<u>117</u>	<u>146</u>
					<b>482</b>	<b>431</b>	<b>453</b>	<b>528</b>	<b>1,307</b>	<b>1,466</b>

February 2001 Sales Class I		February 2001 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	330	Areas 1-12	32	Areas 1-12	858	Areas 1-12	88
Area 13	0	Area 13	0	Area 13	32	Area 13	2
Areas 14-16	59	Areas 14-16	3	Areas 14-16	146	Areas 14-16	12
Area 17	2	Area 17	0	Area 17	5	Area 17	1
Area 18	6	Area 18	0	Area 18	20	Area 18	0
Areas 21-29	25	Areas 21-29	0	Areas 21-29	60	Areas 21-29	0
Areas 69-76	<u>23</u>	Areas 69-76	<u>2</u>	Areas 69-76	<u>65</u>	Areas 69-76	<u>6</u>
<b>TOTAL</b>	<b>445</b>	<b>TOTAL</b>	<b>37</b>	<b>TOTAL</b>	<b>1186</b>	<b>TOTAL</b>	<b>109</b>

## February 2001 Sales • Class I & II • By Price Range Areas 1-18, 21-29, 69-76

Class I		Class II	
\$1-\$99,999	106	\$1-\$99,999	21
\$100,000-\$199,999	256	\$100,000-\$199,999	15
\$200,000-\$299,999	57	\$200,000+	1
\$300,000-\$399,999	13		
\$400,000-\$499,999	7	<b>TOTAL</b>	<b>37</b>
\$500,000-\$999,999	6		
Over \$1,000,000	0		
<b>TOTAL</b>	<b>445</b>		

**YTD Sales thru February 2001: 482<sup>1</sup>**

Class I Active Listings as of 03/10/2001: 3,320  
 Class II Active Listings as of 03/10/2001: 444  
**Class I & II Active Listings as 03/10/2001: 3,764**

**YTD Sales thru February 2000: 431<sup>1</sup>**

**Class I & II Active Listings as 03/10/2000: 4,525**

NOTES: <sup>1</sup> YTD (Year-To-Date) 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. Statistics for FEBRUARY 2001 pulled 03/10/01. Statistics for FEBRUARY 2000 pulled 03/10/00.



## 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	
April	326	481	602	522	581	466	492	526	580	568	545	
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**

**Y-T-D**  
**FEBRUARY**      **248**   **276**   **375**   **428**   **468**   **458**   **479**   **384**   **448**   **488**   **431**   **482**

**FEBRUARY 2001 VS. FEBRUARY 2000:**      **51 More Sales**      **+ 11.8%**

**FEBRUARY 2001 VS. JANUARY 2001:**      **62 More Sales**      **+ 14.8%**

**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 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	
May	3,348	4,447	4,996	5,094	4,870	
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.