



Greater Albuquerque Area Housing Trends – July 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: July	2001	2000	2001	2000	2001	2000	2001	2000	NEW LISTINGS	
	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II July '01	Class I & II July '00
Class I	\$163,210	\$156,808	6.79%	8.15%	798	616	768	473	1,365	1,477
Class II	\$105,516	\$96,627			<u>66</u>	<u>48</u>	<u>63</u>	<u>40</u>	<u>149</u>	<u>155</u>
					864	664	831	513	1,514	1,632

July 2001 Sales Class I		July 2001 Sales Class II		Total Pending Class I		Total Pending Class II	
Areas 1-12	597	Areas 1-12	55	Areas 1-12	584	Areas 1-12	57
Area 13	12	Area 13	2	Area 13	12	Area 13	0
Areas 14-16	88	Areas 14-16	7	Areas 14-16	87	Areas 14-16	3
Area 17	1	Area 17	0	Area 17	2	Area 17	0
Area 18	6	Area 18	0	Area 18	9	Area 18	0
Areas 21-29	45	Areas 21-29	0	Areas 21-29	42	Areas 21-29	0
Areas 69-76	<u>49</u>	Areas 69-76	<u>2</u>	Areas 69-76	<u>32</u>	Areas 69-76	<u>3</u>
TOTAL	798	TOTAL	66	TOTAL	768	TOTAL	63

July	Median Price '01	Median Price '00	2nd Quarter	Median Price '01	Median Price '00
Class 1	139,250	130,000	Class 1	131,320	132,500
Class 2	99,000	89,160	Class 2	98,500	95,000

**July 2001 Sales
 Class I & II
 By Price Range
 Areas 1-18, 21-29, 69-76**

Class I	Class II		
\$1-\$99,999	168	\$1-\$99,999	33
\$100,000-\$199,999	446	\$100,000-\$199,999	32
\$200,000-\$299,999	124	\$200,000+	1
\$300,000-\$399,999	39		
\$400,000-\$499,999	11	TOTAL	66
\$500,000-\$999,999	10		
Over \$1,000,000	0		
TOTAL	798		

YTD Sales thru July 2001: 5,075¹

(Total number of sales reported between January 1st, 2001 and July 31st, 2001 in Classes 1 & 2)

Class I Active Listings as of 7/31/2001: 2,795

Class II Active Listings as of 7/31/2001: 362

Class I & II Active Listings as of 7/31/2001: 3,157

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 July 2001 pulled 8/10/01. Statistics for July 2000 pulled 8/10/00.



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	
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

July 386 509 621 670 594 707 669 692 729 717 664 864

July 2001 VS. July 2000: 200 More Sales + 30.1 %

July 2001 VS. June 2001: 150 More Sales + 21.0 %

Year to Date 2001 VS. 2000: 707 More Sales + 17.6 %



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	
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.