



# Greater Albuquerque Area Housing Trends – May 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	
MAY	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II May '01	Class I & II May '00
Class I	\$151,881	\$156,965	6.94%	8.52%	762	587	788	530	1,444	1,591
Class II	\$105,507	\$ 97,126			<u>75</u>	<u>47</u>	<u>73</u>	<u>40</u>	<u>175</u>	<u>181</u>
					<b>837</b>	<b>634</b>	<b>861</b>	<b>570</b>	<b>1,619</b>	<b>1,772</b>

May 2001 Sales Class I		May 2001 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	570	Areas 1-12	66	Areas 1-12	595	Areas 1-12	63
Area 13	12	Area 13	1	Area 13	15	Area 13	0
Areas 14-16	96	Areas 14-16	5	Areas 14-16	86	Areas 14-16	10
Area 17	2	Area 17	0	Area 17	2	Area 17	0
Area 18	16	Area 18	0	Area 18	6	Area 18	0
Areas 21-29	33	Areas 21-29	0	Areas 21-29	48	Areas 21-29	0
Areas 69-76	<u>33</u>	Areas 69-76	<u>3</u>	Areas 69-76	<u>36</u>	Areas 69-76	<u>0</u>
<b>TOTAL</b>	<b>762</b>	<b>TOTAL</b>	<b>75</b>	<b>TOTAL</b>	<b>788</b>	<b>TOTAL</b>	<b>73</b>

MAY	Median Price '01	Median Price '00	1st Quarter	Median Price '01	Median Price '00
Class 1	129,900	130,000	Class 1	125,000	127,700
Class 2	98,500	89,000	Class 2	94,000	100,000

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

Class I	Class II
\$1-\$99,999	\$1-\$99,999
165	38
\$100,000-\$199,999	\$100,000-\$199,999
466	36
\$200,000-\$299,999	\$200,000+
89	1
\$300,000-\$399,999	
31	
\$400,000-\$499,999	<b>TOTAL</b>
7	<b>75</b>
\$500,000-\$999,999	
4	
Over \$1,000,000	
0	
<b>TOTAL</b>	<b>762</b>

**YTD Sales thru May 2001: 762<sup>1</sup>**

Class I Active Listings as of 5/31/2001: 3,250

Class II Active Listings as of 5/31/2001: 423

**Class I & II Active Listings as of 5/31/2001: 3,673**

NOTES:<sup>1</sup> 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 MAY 2001 pulled 6/10/01. Statistics for MAY 2000 pulled 6/10/00.



## 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>
<b>January</b>	261	239	324	338	481	425	413	357	335	399	376	420
<b>February</b>	248	276	375	428	468	458	479	384	448	488	431	482
<b>March</b>	362	385	608	508	635	523	571	455	643	632	680	674
<b>April</b>	326	481	602	522	581	466	492	526	580	568	545	723
<b>May</b>	453	503	521	579	643	549	410	646	658	663	634	<b>837</b>
<b>June</b>	404	526	601	708	671	627	628	589	701	685	677	
<b>July</b>	386	509	621	670	594	707	669	692	729	717	664	
<b>August</b>	488	513	653	690	709	767	684	615	644	729	701	
<b>September</b>	416	462	603	682	641	583	538	596	621	619	575	
<b>October</b>	389	400	631	592	573	625	566	599	616	552	582	
<b>November</b>	273	364	588	534	540	525	486	488	520	517	521	
<b>December</b>	<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**

**May**            **453**      **503**      **521**      **579**      **643**      **549**      **410**      **646**      **658**      **663**      **634**      **837**

**MAY 2001 VS. MAY 2000:**                      **203 More Sales**                      **+ 32%**

**MAY 2001 VS. APRIL 2001:**                      **114 More Sales**                      **+ 15.8%**

**FIRST QUARTER 2001 VS. 2000\***                      **44 More Sales**                      **+ 11.7%**



### **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.

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