



Greater Albuquerque Area Housing Trends – October 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	
October	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II October '01	Class I & II October '00
Class I	\$155,470	\$157,155	6.59%	7.80%	616	522	676	441	1,110	1,119
Class II	\$102,375	\$101,313			<u>55</u>	<u>60</u>	<u>62</u>	<u>48</u>	<u>126</u>	<u>112</u>
					671	582	738	489	1,236	1,231

October 2001 Sales Class I		October 2001 Sales Class II		Total Pending Class I		Total Pending Class II	
Areas 1-12	448	Areas 1-12	48	Areas 1-12	493	Areas 1-12	55
Area 13	12	Area 13	0	Area 13	8	Area 13	0
Areas 14-16	87	Areas 14-16	7	Areas 14-16	92	Areas 14-16	5
Area 17	1	Area 17	0	Area 17	3	Area 17	0
Area 18	6	Area 18	0	Area 18	6	Area 18	0
Areas 21-29	30	Areas 21-29	0	Areas 21-29	32	Areas 21-29	0
Areas 69-76	<u>32</u>	Areas 69-76	<u>0</u>	Areas 69-76	<u>42</u>	Areas 69-76	<u>2</u>
TOTAL	616	TOTAL	55	TOTAL	676	TOTAL	62

October	Median Price '01	Median Price '00	3rd Quarter	Median Price '01	Median Price '00
Class 1	135,300	132,700	Class 1	130,000	132,500
Class 2	97,500	100,500	Class 2	101,000	95,000

October 2001 Sales Class I & II By Price Range Areas 1-18, 21-29, 69-76				YTD Sales thru October 2001: 7,365 ¹ (Total number of sales reported between January 1st, 2001 and October 31st, 2001 in Classes 1 & 2)
Class I		Class II		
\$1-\$99,999	144	\$1-\$99,999	32	Class I Active Listings as of 10/31/2001: 2,911 Class II Active Listings as of 10/31/2001: <u>389</u> Class I & II Active Listings as of 10/31/2001: 3,300
\$100,000-\$199,999	348	\$100,000-\$199,999	23	
\$200,000-\$299,999	87	\$200,000+	0	
\$300,000-\$399,999	27	TOTAL	55	
\$400,000-\$499,999	4			
\$500,000-\$999,999	5			
Over \$1,000,000	1			
TOTAL	616			

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 October 2001 pulled 11/10/01. Statistics for October 2000 pulled 11/10/00.



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	662
October	389	400	631	592	573	625	566	599	616	552	582	671
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**

October **389** **400** **631** **592** **573** **625** **566** **599** **616** **552** **582** **671**

October 2001 VS. October 2000: **89 More Sales** **+ 15.29 %**

October 2001 VS. September 2001: **9 More Sales** **+ 1.36 %**

Year to Date 2001 VS. 2000: **973 More Sales** **+ 16.59 %**



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	4,037
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.