



Metropolitan Albuquerque Housing Trends ~ 2001 vs. 2000

Class I (Existing Single-Family Detached) and Class II (Existing Condo/Townhome/Patio Home Attached) Homes

Month	Median Price '01	Median Price '00	Average Price '01	Average Price '00	Interest Rate '01	Interest Rate '00	2001 Sales	2000 Sales	Pending '01	Pending '00	New Listings-'01 Class I	New Listings-'01 Class II
January												
Class I	\$122,000	\$127,600	\$146,935	\$161,400	7.03%	8.21%	391	336	432	420	1,098	154
Class II	\$105,000	\$ 98,100	\$102,991	\$100,685			<u>29</u>	<u>40</u>	<u>41</u>	<u>49</u>		
							420	376	473	469		
February												
Class I	\$131,250	\$127,950	\$152,627	\$153,079	7.00%	8.33%	445	386	418	478	1,190	117
Class II	\$ 98,000	\$112,000	\$ 99,839	\$109,149			<u>37</u>	<u>45</u>	<u>35</u>	<u>50</u>		
							482	431	453	528		
March												
Class I	\$124,500	\$126,750	\$151,093	\$150,413	7.00%	8.24%	612	606	793	453	1,444	157
Class II	\$ 89,500	\$ 97,000	\$101,099	\$101,244			<u>62</u>	<u>74</u>	<u>65</u>	<u>54</u>		
							674	680	858	507		
April												
Class I	\$125,500	\$132,500	\$150,783	\$158,011	6.85%	8.15%	664	482	755	471	1,366	149
Class II	\$ 95,000	\$ 94,000	\$100,372	\$106,231			<u>59</u>	<u>63</u>	<u>69</u>	<u>33</u>		
							723	545	824	504		
May												
Class I	\$132,724	\$130,000	\$151,881	\$156,965	6.94%	8.52%	762	587	788	530	1,444	175
Class II	\$ 98,250	\$ 89,000	\$105,507	\$ 97,126			<u>75</u>	<u>47</u>	<u>73</u>	<u>40</u>		
							837	634	861	570		
June												
Class I	\$139,900	\$132,724	\$161,833	\$154,793	6.88%	8.29%	649	626	805	522	1,438	172
Class II	\$103,500	\$ 97,900	\$109,898	\$104,998			<u>65</u>	<u>51</u>	<u>86</u>	<u>53</u>		
							714	677	891	575		
July												
Class I	\$139,000	\$130,000	\$163,000	\$156,808	6.79%	8.15%	798	616	768	473	1,365	149
Class II	\$ 96,000	\$ 89,160	\$105,516	\$ 96,627			<u>66</u>	<u>48</u>	<u>63</u>	<u>40</u>		
							864	664	831	513		
August												
Class I	\$129,900	\$131,250	\$156,000	\$155,469	6.59%	8.03%	726	643	720	509	1,387	183
Class II	\$101,500	\$102,750	\$113,812	\$106,599			<u>65</u>	<u>58</u>	<u>72</u>	<u>61</u>		
							791	701	792	570		
September												
Class I	\$129,000	\$124,945	\$124,945	\$147,469	6.40%	7.91%	598	520	609	430	1,127	164
Class II	\$103,500	\$ 90,400	\$ 90,400	\$ 98,796			<u>64</u>	<u>55</u>	<u>59</u>	<u>55</u>		
							662	575	668	485		

YTD Sales thru SEPTEMBER 2001: **6,663***

Class I Active Listings as of 10/10/01: 6,094

Class II Active Listings as of 10/10/01: 569

Class I & II Active Listings as 10/10/01: **3,983**

YTD Sales thru SEPTEMBER 2000: **5,359 ***

Class I Active Listings as of 10/11/00: 4,367

Class II Active Listings as of 10/11/00: 506

Class I & II Active Listings as 10/11/00: **4,873**

YTD Sales thru SEPTEMBER 1999: **5,500 ***

Class I Active Listings as of 10/10/99: 4,426

Class II Active Listings as of 10/10/99: 583

Class I & II Active Listings as 10/10/99: **5,009**

* 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 transferred from "Pending" Status after the 10th day of the month.



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	
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	

September	416	462	603	682	641	583	538	596	621	619	575	662
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September 2001 VS. September 2000: **87 More Sales** **+ 15.13 %**

September 2001 VS. August 2001: **129 Fewer Sales** **- 16.31 %**

Year to Date 2001 VS. 2000: **884 More Sales** **+ 16.73 %**



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	3,977
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.



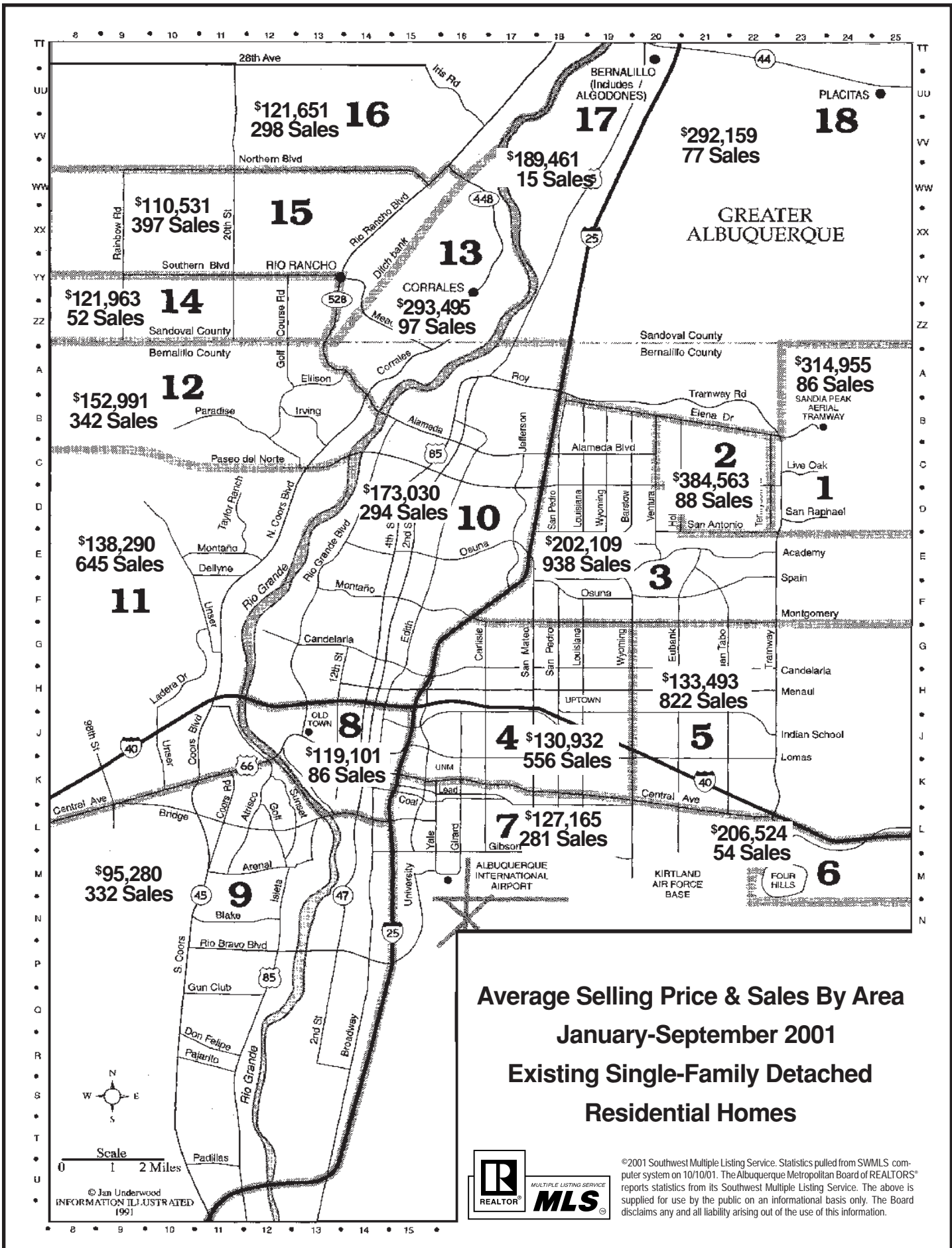
September 2001 Housing Activity Report Class I ~ Existing Single-Family Detached

	Total Active Listings	Total Pending Listings	Total Sales Sold & Closed	Average Closed Sale Price
1. Sandia Heights	23	6	7	\$274,285
2. North Albuquerque Acres	60	6	9	\$480,144
3. Far NE Heights	264	93	89	\$201,754
4. Near NE Heights	191	57	52	\$128,457
5. NE Heights	275	78	78	\$127,456
6. Four Hills	39	6	5	\$212,180
7. SE Heights	130	33	33	\$119,132
8. Downtown	67	11	11	\$131,763
9. Southwest	251	34	31	\$ 97,021
10. North Valley	232	30	35	\$143,819
11. Northwest Heights	285	63	77	\$151,661
12. Paradise Hills	215	31	36	\$153,093
13. Corrales	82	8	7	\$323,742
14. Rio Rancho South	49	5	6	\$107,233
15. Rio Rancho Mid/ Corrales Heights	213	52	34	\$105,476
16. Rio Rancho North	153	22	19	\$118,098
17. Bernalillo/Algodones	15	1	0	\$ 0
18. Placitas	66	9	6	\$277,310
21.-29. East Mountain Area	418	29	31	\$155,920
69.-76. Valencia County	424	38	32	\$111,172



January-September 2001 vs. January-September 2000 Housing Activity Report Class I ~ Existing Single-Family Detached

	Total Sales • 2001 Sold & Closed	Average Closed Sale Price	Total Sales • 2000 Sold & Closed	Average Closed Sale Price
1. Sandia Heights	86	\$314,955	78	\$264,277
2. North Albuquerque Acres	88	\$384,563	54	\$336,463
3. Far NE Heights	938	\$202,109	796	\$187,390
4. Near NE Heights	556	\$130,932	475	\$124,593
5. NE Heights	822	\$133,493	737	\$130,497
6. Four Hills	54	\$206,524	54	\$211,461
7. SE Heights	281	\$127,165	243	\$131,915
8. Downtown	86	\$119,101	73	\$107,963
9. Southwest	332	\$ 95,280	254	\$ 96,752
10. North Valley	294	\$173,030	246	\$198,438
11. Northwest Heights	645	\$138,290	579	\$128,117
12. Paradise Hills	342	\$152,991	241	\$149,815
13. Corrales	97	\$293,495	83	\$250,263
14. Rio Rancho South	52	\$121,963	52	\$122,142
15. Rio Rancho Mid/ Corrales Heights	397	\$110,531	402	\$113,568
16. Rio Rancho North	298	\$121,651	213	\$114,384
17. Bernalillo/Algodones	15	\$189,461	10	\$ 91,100
18. Placitas	77	\$292,159	58	\$254,451
21.-29. East Mountain Area	319	\$166,621	316	\$149,038
69.-76. Valencia County	319	\$112,257	276	\$110,270



**Average Selling Price & Sales By Area
January-September 2001
Existing Single-Family Detached
Residential Homes**



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