



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	\$119,900	\$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	\$129,950	\$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	\$123,900	\$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	\$125,000	\$132,500	\$150,783	\$158,011	6.85%	8.15%	664	482	755	471	1,366	149
Class II	\$ 93,000	\$ 94,000	\$100,372	\$106,231			<u>59</u>	<u>63</u>	<u>69</u>	<u>33</u>		
							545	545	824	504		
MAY												
Class I	\$129,900	\$130,000	\$151,881	\$156,965	6.94%	8.52%	762	587	788	530	1,444	175
Class II	\$ 98,500	\$ 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	\$140,000	\$132,724	\$161,833	\$154,793	6.88%	8.29%	649	626	805	522	1,438	172
Class II	\$105,000	\$ 97,900	\$109,898	\$104,998			<u>65</u>	<u>51</u>	<u>86</u>	<u>53</u>		
							714	677	891	675		
JULY												
Class I	\$139,250	\$130,000	\$163,210	\$156,808	6.79%	8.15%	798	616	768	473	1,365	149
Class II	\$ 99,000	\$ 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	\$130,000	\$131,250	\$156,000	\$155,469	6.59%	8.03%	726	643	720	509	1,387	183
Class II	\$101,000	\$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	\$147,662	6.40%	7.91%	598	520	609	430	1,127	164
Class II	\$101,500	\$ 90,400	\$ 90,400	\$ 98,796			<u>64</u>	<u>55</u>	<u>59</u>	<u>52</u>		
							662	575	668	485		
OCTOBER												
Class I	\$135,300	\$132,700	\$155,470	\$157,155	6.59%	7.80%	616	522	676	441	1,110	126
Class II	\$ 97,500	\$100,500	\$102,375	\$101,313			<u>55</u>	<u>60</u>	<u>62</u>	<u>48</u>		
							671	582	738	489		
NOVEMBER												
Class I	\$129,900	\$131,000	\$153,888	\$156,241	6.49%	7.75%	520	469	565	395	961	113
Class II	\$ 97,000	\$ 92,812	\$ 97,157	\$ 99,186			<u>74</u>	<u>52</u>	<u>79</u>	<u>28</u>		
							594	521	644	423		
DECEMBER												
Class I	\$136,500	\$121,000	\$160,729	\$139,397	6.75%	7.38%	506	328	475	328	612	90
Class II	\$102,500	\$111,700	\$105,692	\$111,580			<u>51</u>	<u>26</u>	<u>34</u>	<u>25</u>		
							557	354	509	353		

YTD Sales thru DECEMBER 2001: 8,685*

Class I Active Listings as of 01/10/2002: 3,388
 Class II Active Listings as of 01/10/2002: 480
Class I & II Active Listings as 01/10/2002: 3,868

YTD Sales thru DECEMBER 2000: 6,740*

Class I Active Listings as of 01/01/2001: 3,708
 Class II Active Listings as of 01/01/2001: 448
Class I & II Active Listings as 01/10/2001: 4,156

* **YEAR-TO-DATE (YTD) Sales** = the total number of sales reported on 10th day of month; Actual Y-T-D sales will be higher due to sales input into MLS system after 10th day of month. Statistics for Dec. 2001 pulled 01/10/02. Statistics for Dec. 2000 pulled 01/01/01 due to system conversion on 01/01/01.



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	594
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>	<u>557</u>

TOTALS **4,329** **5,071** **6,690** **6,876** **7,082** **6,783** **6,434** **6,430** **7,054** **7,077** **6,740** **7,989**

December **323** **413** **563** **625** **546** **528** **498** **483** **559** **508** **354** **557**

December 2001 VS. December 2000: **203 More Sales** **+ 57.34 %**

December 2001 VS. November 2001: **37 Less Sales** **- 6.23 %**

Year to Date 2001 VS. 2000: **1249 More Sales** **+ 18.53 %**

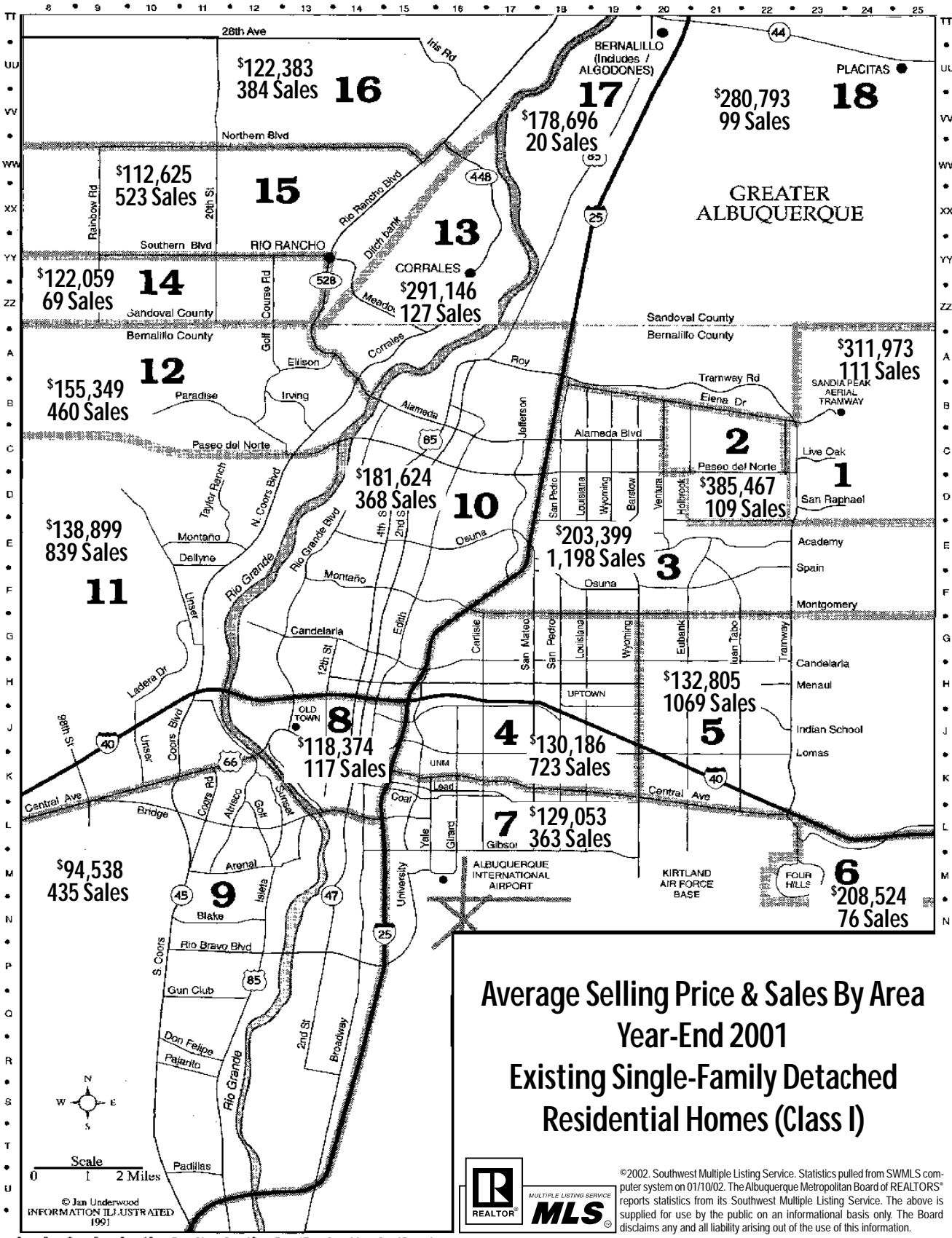


MLS CLASS I & II LISTING INVENTORY AREAS 1-76

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	3,848
December	3,635	4,259	4,547	4,477	4,518	3,868

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.



Average Selling Price & Sales By Area Year-End 2001 Existing Single-Family Detached Residential Homes (Class I)



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January-December 2001 vs. January-December 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	111	\$311,973	89	\$287,579
2. North Albuquerque Acres	109	\$385,467	80	\$349,905
3. Far NE Heights	1,198	\$203,399	1,029	\$196,386
4. Near NE Heights	723	\$130,186	616	\$128,595
5. NE Heights	1069	\$132,805	809	\$127,959
6. Four Hills	76	\$208,524	76	\$206,771
7. SE Heights	363	\$129,053	336	\$128,351
8. Downtown	117	\$118,374	84	\$111,879
9. Southwest	435	\$ 94,538	398	\$ 94,956
10. North Valley	368	\$181,624	342	\$211,175
11. Northwest Heights	839	\$138,899	717	\$136,461
12. Paradise Hills	460	\$155,349	340	\$153,540
13. Corrales	127	\$291,146	114	\$296,394
14. Rio Rancho South	69	\$122,059	69	\$114,547
15. Rio Rancho Mid/ Corrales Heights	523	\$112,625	478	\$119,267
16. Rio Rancho North	384	\$122,383	302	\$120,228
17. Bernalillo/Algodones	20	\$178,696	16	\$195,538
18. Placitas	99	\$280,793	88	\$252,329
21.-29. East Mountain Area	418	\$166,698	366	\$172,388
69.-76. Valencia County	412	\$112,858	336	\$114,926



YEAR-END AVERAGE RESIDENTIAL HOME SALES PRICE (Class I • Single-Family Detached, Areas 1-76)

<u>Year</u>	<u>Average Price</u>	<u>Change +/- From Previous Year</u>	
1982	\$ 73,500	N/A	
1983	\$ 76,900	+ \$ 3,400	+ 4.62%
1984	\$ 81,200	+ \$ 4,300	+ 5.59%
1985	\$ 85,700	+ \$ 4,500	+ 5.54%
1986	\$ 91,500	+ \$ 5,800	+ 6.77%
1987	\$ 97,000	+ \$ 5,500	+ 6.01%
1988	\$ 95,000	- \$ 2,000	- 2.06%
1989	\$ 96,600	+ \$ 1,600	+ 1.68%
1990	\$ 99,600	+ \$ 3,000	+ 3.11%
1991	\$102,700	+ \$ 3,100	+ 3.11%
1992	\$107,700	+ \$ 5,000	+ 4.87%
1993	\$117,800	+\$10,100	+ 9.38%
1994	\$126,100	+ \$ 8,300	+ 7.05%
1995	\$134,200	+ \$ 8,100	+ 6.42%
1996	\$138,653	+ \$ 4,453	+ 3.32%
1997	\$144,871	+ \$ 6,218	+ 4.48%
1998	\$147,720	+ \$ 2,849	+ 1.97%
1999	\$150,264	+ \$ 2,544	+ 1.72%
2000	\$150,023	- \$ 241	- 0.16%
2001	\$152,399	+ \$ 2,376	+ 1.58%

NOTES: Statistics are compiled from MLS inventory from all areas covered by MLS at the time statistics were pulled. The Areas used for comparison for 1997-2001 are 1-76; prior years used Areas 1-30, 69-76.

Figures are for Class I (Single-Family Detached) Housing ONLY.

NEW housing units are typically NOT entered into MLS inventory; figures are primarily for EXISTING housing.

Figures do NOT include FSBO sales which are approximately another 10% of total residential sales annually.



2001 vs. 2000 RECAP • AREAS 1-76

Statistics shown are for Class I (Existing Single-Family Detached) and Class II (Existing Condo/Townhome Attached).

Class I	2001	2000	Change '01 vs. '00	% Change
Average Price:	\$152,399	\$150,023	\$2,376 Higher	+ 1.58%
Median Price:	\$129,900	\$127,500	\$2,400 Higher	+ 1.85%
Total Sold & Closed:	8,117 Units	6,925 Units	1192 More Units	+ 17.21%
Total Dollar Volume:	\$1,237,030,250	\$1,038,909,275	\$198,120,975 Higher	+ 19.07%
New Listings:	17,198	14,311	2887 More Listings	+ 20.17%

Class II	2001	2000	Change '01 vs. '00	% Change
Average Price:	\$104,948	\$102,838	\$2,110 Higher	+ 2.05%
Median Price:	\$ 98,000	\$ 97,000	\$1,000 Higher	+ 1.03%
Total Sold & Closed	770 Units	681 Units	89 More Units	+ 13.06%
Total Dollar Volume	\$80,810,094	\$70,032,678	\$10,777,416 Higher	+ 15.39%
New Listings	1,831	1,625	206 More Listings	+ 12.68%

Class I & II Combined	2001	2000	Change '01 vs. '00	% Change
Average Price:	\$148,289	\$145,798	\$2491 Higher	+ 1.71%
Median Price:	\$127,000	\$125,000	\$2,000 Higher	+ 1.6%
Total Sold & Closed:	8,887 Units	7,606 Units	1281 More Units	+ 16.84%
Total Dollar Volume:	\$1,317,840,344	\$1,108,939,588	\$208,900,756 Higher	+ 18.84%
New Listings	19,029	16,479	2550 More Listings	+ 15.47%

Statistics compiled for Home Sales Report pulled 01/10/02 AND 01/01/01.
 Actual Year-To-Date Sales Data for 2001 and 2000
 for Class I (Existing Single-Family Detached) and Class II (Existing Condo/Townhome Attached).

**Figures differ from Metropolitan Housing Trends Report – 2001 vs. 2000
 due to the fact that Trends Report figures are pulled on the 10th day of each month,
 and additional sales are entered into MLS after the monthly report is pulled and released.**



Areas 1-76

<u>Class I</u>		<u>Class II</u>		<u>Class I & 11 Combined</u>	
Average Price:	\$152,399	Average Price:	\$104,948	Average Price:	\$148,289
Median Price:	\$129,900	Median Price:	\$ 98,000	Median Price:	\$127,000
Total Sold & Closed:	8,117 Units	Total Sold & Closed:	770 Units	Total Sold & Closed:	8,887 Units
Total Dollar Volume:	\$1,237,030,250	Total Dollar Volume:	\$80,810,094	Total Dollar Volume:	\$1,317,840,344

Areas 1-29, 69-76

<u>Class I</u>		<u>Class II</u>		<u>Class I & 11 Combined</u>	
Average Price:	\$154,973	Average Price:	\$104,948	Average Price:	\$150,545
Median Price:	\$131,000	Median Price:	\$ 98,000	Median Price:	\$128,000
Total Sold & Closed:	7,929 Units	Total Sold & Closed:	770 Units	Total Sold & Closed:	8,699 Units
Total Dollar Volume:	\$1,228,783,048	Total Dollar Volume:	\$80,810,094	Total Dollar Volume:	\$1,309,593,142

Areas 1-12 (City of Albuquerque)

<u>Class I</u>		<u>Class I & 11 Combined</u>	
Average Price:	\$158,302	Average Price:	\$153,026
Median Price:	\$135,000	Median Price:	\$130,000
Total Sold & Closed:	5,868 Units	Total Sold & Closed:	6,531 Units
Total Dollar Volume:	\$928,915,427	Total Dollar Volume:	\$999,413,771

Areas 14-16 (Rio Rancho)

<u>Class I</u>		<u>Class I & 11 Combined</u>	
Average Price:	\$117,083	Average Price:	\$115,714
Median Price:	\$106,560	Median Price:	\$105,000
Total Sold & Closed:	977 Units	Total Sold & Closed:	1051 Units
Total Dollar Volume:	\$114,390,557	Total Dollar Volume:	\$121,615,307

Areas 21-29 (East Mountain)

<u>Class I (No Class II)</u>	
Average Price:	\$166,699
Median Price:	\$152,000
Total Sold & Closed:	418 Units
Total Dollar Volume:	\$69,680,139

Areas 69-76 (Bosque Farms, Los Lunas, Valencia County)

<u>Class I</u>		<u>Class I & 11 Combined</u>	
Average Price:	\$112,858	Average Price:	\$110,951
Median Price:	\$101,000	Median Price:	\$ 99,700
Total Sold & Closed:	412 Units	Total Sold & Closed:	440 Units
Total Dollar Volume:	\$46,497,498	Total Dollar Volume:	\$48,818,498



Areas 1-76

Time on Market of Units Sold

<u>Days</u>	<u>Class 1</u>	<u>Class II</u>
0 - 30	461	44
31 - 60	2,192	187
61 - 90	1,930	167
91 - 120	1,189	106
121+	<u>2,345</u>	<u>266</u>
TOTAL	8,117	770

Areas 1-29, 69-76

Time on Market of Units Sold

<u>Days</u>	<u>Class 1</u>	<u>Class II</u>
0 - 30	2,418	44
31 - 60	1,501	187
61 - 90	1,012	167
91 - 120	650	106
121+	<u>1,117</u>	<u>266</u>
TOTAL	6,698	770

Areas 1-12 (City of Albuquerque)

Time on Market of Units Sold

<u>Days</u>	<u>Class 1</u>	<u>Class II</u>
0 - 30	378	39
31 - 60	1,763	164
61 - 90	1,468	147
91 - 120	826	92
121+	<u>1,432</u>	<u>221</u>
TOTAL	5,868	663

Areas 14-16 (Rio Rancho)

Time on Market of Units Sold

<u>Days</u>	<u>Class 1</u>	<u>Class II</u>
0 - 30	37	3
31 - 60	228	14
61 - 90	244	14
91 - 120	164	11
121+	<u>304</u>	<u>30</u>
TOTAL	977	72

Areas 21-29 (East Mountain)

Time on Market of Units Sold

<u>Days</u>	<u>Class 1</u>	<u>Class II</u>
0 - 30	18	0
31 - 60	57	0
61 - 90	75	0
91 - 120	67	0
121+	<u>201</u>	<u>0</u>
TOTAL	418	0

Areas 69-76 (Los Lunas, Bosque Farms, Valencia County)

Time on Market of Units Sold

<u>Days</u>	<u>Class 1</u>	<u>Class II</u>
0 - 30	16	2
31 - 60	65	4
61 - 90	75	6
91 - 120	68	3
121+	<u>188</u>	<u>13</u>
TOTAL	412	28

Areas 1-76

Type of Financing of Units Sold*

<u>Financing</u>	<u>Class 1</u>	<u>Class II</u>
Assumption	16	4
Cash	595	93
Conventional	4,608	351
Exchange	7	0
FHA	1,680	220
Lease Option	4	1
Lease Purchase	18	1
Owner	132	13
VA	<u>497</u>	<u>33</u>
TOTAL	7,557	716

*Not all sales list type of financing

Class I (Existing Single-Family Detached) and Class II (Existing Condo/Townhome Attached).

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The Albuquerque Metropolitan Board of Realtors® reports statistics from Southwest Multiple Listing Service.



**Average/Median Prices for EXISTING Single-Family Homes
 AREAS 1-76**

	Class I	Class II	Total
2001 Total Sales	8,117	770	8,887□
Average Price	\$152,399	\$104,948	\$148,289□
Median Price	\$129,900	\$ 98,000	\$127,000
2000 Total Sales	6,925	681	7,606
Average Price	\$150,023	\$102,838	\$145,798
Median Price	\$127,500	\$ 97,000	\$125,000
1999 Total Sales	7,021	756	7,777
Average Price	\$150,264	\$104,651	\$145,830
Median Price	\$129,900	\$100,000	\$126,500
1998 Total Sales	6,960	780	7,740
Average Price	\$147,720	\$102,309	\$143,143
Median Price	\$127,000	\$ 98,367	\$124,250
1997 Total Sales	6,644	636	7,280
Average Price	\$144,871	\$101,249	\$141,060
Median Price	\$126,000	\$ 94,950	\$123,824
1996 Total Sales	7,090	711	7,801
Average Price	\$138,025	\$102,766	\$134,811
Median Price	\$120,400	\$100,000	\$134,811
1995 Total Sales	7,070	753	7,823
Average Price	\$134,161	\$ 97,786	N/A
Median Price	\$117,500	\$ 95,000	N/A

Class I: Single-Family DETACHED Homes

Class II: Single-Family ATTACHED Homes (Condos, Townhomes)