



Greater Albuquerque Area Housing Trends – August 2002

Class I (Existing Single-Family Detached) and Class II (Existing Condo/Townhome/Patio Home Attached) Homes
Areas 1-18, 21-29, 69-76

Month:	2002	2001	2002	2001	2002	2001	2002	2001	NEW LISTINGS	
August	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II August '02	Class I & II August '01
Class I	\$164,751	\$156,000	5.95%	6.59%	824	726	845	720	1,421	1,387
Class II	\$101,884	\$113,812			<u>82</u>	<u>65</u>	<u>89</u>	<u>72</u>	<u>135</u>	<u>183</u>
					906	791	934	792	1,556	1,570

August 2002 Sales Class I		August 2002 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	614	Areas 1-12	73	Areas 1-12	616	Areas 1-12	74
Area 13	17	Area 13	0	Area 13	14	Area 13	1
Areas 14-16	96	Areas 14-16	7	Areas 14-16	107	Areas 14-16	10
Area 17	3	Area 17	1	Area 17	0	Area 17	0
Area 18	8	Area 18	0	Area 18	9	Area 18	0
Areas 21-29	42	Areas 21-29	0	Areas 21-29	47	Areas 21-29	0
Areas 69-76	<u>44</u>	Areas 69-76	<u>1</u>	Areas 69-76	<u>52</u>	Areas 69-76	<u>4</u>
TOTAL	824	TOTAL	82	TOTAL	845	TOTAL	89

Median Price August '02

Class 1	137,000
Class 2	95,000

Median Price August '01

Class 1	130,000
Class 2	101,000

August 2002 Sales Class I & II By Price Range Areas 1-18, 21-29, 69-76

Class I	Class II		
\$1-\$99,999	166	\$1-\$99,999	44
\$100,000-\$199,999	472	\$100,000-\$199,999	37
\$200,000-\$299,999	126	\$200,000+	1
\$300,000-\$399,999	30		
\$400,000-\$499,999	18	TOTAL	82
\$500,000-\$999,999	12		
Over \$1,000,000	0		
TOTAL	824		

YTD Sales Price as of August '02 6436¹

(Total number of sales reported between January 1st, 2002 and August 31st, 2002 in Classes 1 & 2)

Class I Active Listings as of 08/31/2002:	3,646
Class II Active Listings as of 08/31/2002:	<u>409</u>
Class I & II Active Listings as of 08/31/02:	4,055

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 August 2002 pulled 08/10/02. Statistics for August 2001 pulled 08/10/01.



Sold & Closed Existing Single-Family Homes

Class I (Existing Single-Family Detached) & Class II (Existing Condo, Townhome & Patio Homes Attached) Combined

	<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>	<u>2002</u>
January	239	324	338	481	425	413	357	335	399	376	420	536
February	276	375	428	468	458	479	384	448	488	431	482	566
March	385	608	508	635	523	571	455	643	632	680	674	653
April	481	602	522	581	466	492	526	580	568	545	723	726
May	503	521	579	643	549	410	646	658	663	634	837	791
June	526	601	708	671	627	628	589	701	685	677	714	859
July	509	621	670	594	707	669	692	729	717	664	864	878
August	513	653	690	709	767	684	615	644	729	701	791	906
September	462	603	682	641	583	538	596	621	619	575	662	
October	400	631	592	573	625	566	599	616	552	582	671	
November	364	588	534	540	525	486	488	520	517	521	594	
December	<u>413</u>	<u>563</u>	<u>625</u>	<u>546</u>	<u>528</u>	<u>483</u>	<u>559</u>	<u>559</u>	<u>508</u>	<u>354</u>	<u>557</u>	<u> </u>
TOTALS	5,071	6,690	6,876	7,082	6,783	6,434	6,430	7,054	7,077	6,740	7,989	

July	513	653	690	709	767	684	615	744	729	701	791	906
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August 2002 VS. August 2001: **115 More Sales** **+ 14.54 %**

August 2002 VS. July 2002: **28 More Sales** **+ 3.19 %**

Year to Date 2002 VS. 2001: **295 More Sales** **+ 7.45 %**



MLS CLASS I & II LISTING INVENTORY AREAS 1-76

The following is a monthly breakout of listing inventory back to 1997. 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>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
January	3,391	4,048	4,276	4,288	4,156	3,996
February	3,640	4,356	4,645	4,378	4,447	3,823
March	3,862	4,594	4,830	4,525	3,764	3,901
April	4,221	4,839	4,891	4,696	4,257	4,211
May	4,447	4,996	5,094	4,870	4,154	4,178
June	4,645	5,041	5,218	5,111	4,492	4,267
July	4,771	5,154	5,261	5,154	4,622	4,280
August	4,776	5,155	5,310	5,240	3,923	4,186
September	4,684	5,030	5,160	5,164	4,118	4,016
October	4,529	4,873	5,009	5,020	4,037	
November	4,439	4,783	4,790	4,790	3,848	
December	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.