



Greater Albuquerque Area Housing Trends – December 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	
Dec.	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II Dec '02	Class I & II Dec. '01
Class I	\$170,073	\$160,729	5.73%	6.75%	611	506	511	475	607	612
Class II	\$107,244	\$105,692			<u>73</u>	<u>51</u>	<u>56</u>	<u>34</u>	<u>57</u>	<u>90</u>
					684	557	567	509	664	702

December 2002 Sales Class I		December 2002 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	449	Areas 1-12	67	Areas 1-12	376	Areas 1-12	49
Area 13	9	Area 13	1	Area 13	5	Area 13	0
Areas 14-16	61	Areas 14-16	1	Areas 14-16	59	Areas 14-16	5
Area 17	3	Area 17	0	Area 17	4	Area 17	1
Area 18	9	Area 18	0	Area 18	4	Area 18	0
Areas 21-29	43	Areas 21-29	0	Areas 21-29	33	Areas 21-29	0
Areas 69-76	<u>37</u>	Areas 69-76	<u>4</u>	Areas 69-76	<u>30</u>	Areas 69-76	<u>1</u>
TOTAL	611	TOTAL	73	TOTAL	511	TOTAL	56

Median Price December '02

Class 1	138,000
Class 2	106,943

Median Price December '01

136,500
102,500

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

Class I	Class II
\$1-\$99,999	\$1-\$99,999
139	31
\$100,000-\$199,999	\$100,000-\$199,999
329	41
\$200,000-\$299,999	\$200,000+
78	1
\$300,000-\$399,999	
40	
\$400,000-\$499,999	TOTAL
9	73
\$500,000-\$999,999	
15	
Over \$1,000,000	
1	
TOTAL	611

YTD Sales Price as of December '02 9617¹

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

Class I Active Listings as of 12/31/2002:	3,183
Class II Active Listings as of 12/31/2002:	<u>341</u>
Class I & II Active Listings as of 12/31/02:	3,524

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 December 2002 pulled 1/10/03. Statistics for December 2001 pulled 1/10/02.



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	747
October	400	631	592	573	625	566	599	616	552	582	671	798
November	364	588	534	540	525	486	488	520	517	521	594	727
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>684</u>

TOTALS **5,071** **6,690** **6,876** **7,082** **6,783** **6,434** **6,430** **7,054** **7,077** **6,740** **7,989** **8,871**

December **413** **563** **625** **546** **528** **483** **559** **559** **508** **354** **557** **684**

Dec. 2002 VS. Dec. 2001: **127 More Sales** **+ 22.80 %**

Dec. 2002 VS. Nov. 2002: **43 Less Sales** **- 5.91 %**

Year to Date 2002 VS. 2001: **882 More Sales** **+ 11.04 %**



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>	<u>2003</u>
January	3,391	4,048	4,276	4,288	4,156	3,996	3,332
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	3,837	
November	4,439	4,783	4,790	4,790	3,848	3,697	
December	4,259	4,547	4,477	4,518	3,868	3,638	

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.