



Greater Albuquerque Area Housing Trends – February 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	
February	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II February '02	Class I & II February '01
Class I	\$151,124	\$129,950	6.50%	7.03%	512	391	626	418	840	1,190
Class II	\$ 99,072	\$ 98,100			<u>54</u>	<u>29</u>	<u>63</u>	<u>35</u>	<u>95</u>	<u>117</u>
					566	420	689	453	935	1,307

February 2002 Sales Class I		February 2002 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	368	Areas 1-12	48	Areas 1-12	473	Areas 1-12	53
Area 13	8	Area 13	0	Area 13	10	Area 13	0
Areas 14-16	65	Areas 14-16	3	Areas 14-16	67	Areas 14-16	7
Area 17	1	Area 17	1	Area 17	2	Area 17	0
Area 18	8	Area 18	0	Area 18	7	Area 18	0
Areas 21-29	29	Areas 21-29	0	Areas 21-29	38	Areas 21-29	0
Areas 69-76	<u>33</u>	Areas 69-76	<u>2</u>	Areas 69-76	<u>29</u>	Areas 69-76	<u>3</u>
TOTAL	512	TOTAL	54	TOTAL	626	TOTAL	63

Median Price February '02		Median Price February '01	
Class 1	121,500		119,900
Class 2	99,900		105,000

February 2002 Sales Class I & II By Price Range Areas 1-18, 21-29, 69-76				YTD Sales thru February 2002: 1134 ¹	
				(Total number of sales reported between January 1st, 2002 and February 28th, 2002 in Classes 1 & 2)	
Class I		Class II			
\$1-\$99,999	141	\$1-\$99,999	27	Class I Active Listings as of 02/28/2002: 3,516	
\$100,000-\$199,999	285	\$100,000-\$199,999	27	Class II Active Listings as of 02/28/2002: <u>462</u>	
\$200,000-\$299,999	51	\$200,000+	0	Class I & II Active Listings as of 02/28/2002: 3,978	
\$300,000-\$399,999	21				
\$400,000-\$499,999	7	TOTAL	54		
\$500,000-\$999,999	7				
Over \$1,000,000	0				
TOTAL	512				

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 February 2002 pulled 03/10/02. Statistics for February 2001 pulled 03/10/01.



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	
April	481	602	522	581	466	492	526	580	568	545	723	
May	503	521	579	643	549	410	646	658	663	634	837	
June	526	601	708	671	627	628	589	701	685	677	714	
July	509	621	670	594	707	669	692	729	717	664	864	
August	513	653	690	709	767	684	615	644	729	701	791	
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	

February **276** **375** **428** **468** **458** **479** **384** **448** **488** **431** **482** **566**

February 2002 VS. February 2001: **84 More Sales** **+ 17.43 %**

February 2002 VS. January 2002: **30 More Sales** **+ 5.59 %**

Year to Date 2002 VS. 2001: **200 More Sales** **+ 22.17 %**



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	
April	4,221	4,839	4,891	4,696	4,257	
May	4,447	4,996	5,094	4,870	4,154	
June	4,645	5,041	5,218	5,111	4,492	
July	4,771	5,154	5,261	5,154	4,622	
August	4,776	5,155	5,310	5,240	3,923	
September	4,684	5,030	5,160	5,164	4,118	
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.