



# Greater Albuquerque Area Housing Trends – January 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	
January	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II January '02	Class I & II January '01
Class I	\$152,235	\$139,397	6.60%	7.38%	494	328	655	328	942	763
Class II	\$ 94,180	\$111,580			<u>42</u>	<u>26</u>	<u>73</u>	<u>25</u>	<u>116</u>	<u>154</u>
					<b>536</b>	<b>354</b>	<b>728</b>	<b>423</b>	<b>1058</b>	<b>917</b>

January 2002 Sales Class I		January 2002 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	350	Areas 1-12	37	Areas 1-12	475	Areas 1-12	64
Area 13	8	Area 13	1	Area 13	7	Area 13	1
Areas 14-16	60	Areas 14-16	2	Areas 14-16	83	Areas 14-16	3
Area 17	2	Area 17	0	Area 17	0	Area 17	1
Area 18	9	Area 18	0	Area 18	11	Area 18	0
Areas 21-29	25	Areas 21-29	0	Areas 21-29	43	Areas 21-29	0
Areas 69-76	<u>40</u>	Areas 69-76	<u>2</u>	Areas 69-76	<u>36</u>	Areas 69-76	<u>4</u>
<b>TOTAL</b>	<b>494</b>	<b>TOTAL</b>	<b>42</b>	<b>TOTAL</b>	<b>655</b>	<b>TOTAL</b>	<b>73</b>

Median Price January '02		Median Price January '01	
Class 1	127,500		119,900
Class 2	91,000		105,000

January 2002 Sales Class I & II By Price Range Areas 1-18, 21-29, 69-76				YTD Sales thru January 2002: <b>536</b> <sup>1</sup>	
				(Total number of sales reported between January 1st, 2002 and January 31st, 2002 in Classes 1 & 2)	
Class I		Class II			
\$1-\$99,999	110	\$1-\$99,999	24	Class I Active Listings as of 01/31/2002: 3,316	
\$100,000-\$199,999	288	\$100,000-\$199,999	18	Class II Active Listings as of 01/31/2002: <u>441</u>	
\$200,000-\$299,999	69	\$200,000+	0	<b>Class I &amp; II Active Listings as of 01/31/2002: 3,757</b>	
\$300,000-\$399,999	17				
\$400,000-\$499,999	7	<b>TOTAL</b>	<b>42</b>		
\$500,000-\$999,999	3				
Over \$1,000,000	0				
<b>TOTAL</b>	<b>494</b>				

NOTES:<sup>1</sup> 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 January 2002 pulled 02/10/02. Statistics for January 2001 pulled 01/10/01.



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

<b>January</b>	<b>239</b>	<b>324</b>	<b>338</b>	<b>481</b>	<b>425</b>	<b>413</b>	<b>357</b>	<b>335</b>	<b>399</b>	<b>376</b>	<b>420</b>	<b>536</b>
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**January 2002 VS. January 2001:                    116 More Sales                    + 27.61 %**

**January 2002 VS. December 2001:                21 Less Sales                    - 3.77 %**

**Year to Date 2002 VS. 2001:                    116 More Sales                    + 18.53 %**



**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>
<b>January</b>	3,391	4,048	4,276	4,288	4,156	3,996
<b>February</b>	3,640	4,356	4,645	4,378	4,447	
<b>March</b>	3,862	4,594	4,830	4,525	3,764	
<b>April</b>	4,221	4,839	4,891	4,696	4,257	
<b>May</b>	4,447	4,996	5,094	4,870	4,154	
<b>June</b>	4,645	5,041	5,218	5,111	4,492	
<b>July</b>	4,771	5,154	5,261	5,154	4,622	
<b>August</b>	4,776	5,155	5,310	5,240	3,923	
<b>September</b>	4,684	5,030	5,160	5,164	4,118	
<b>October</b>	4,529	4,873	5,009	5,020	4,037	
<b>November</b>	4,439	4,783	4,790	4,790	3,848	
<b>December</b>	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.