



# Greater Albuquerque Area Housing Trends – July 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: July	2002	2001	2002	2001	2002	2001	2002	2001	NEW LISTINGS	
	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II July '02	Class I & II July '01
Class I	\$160,865	\$163,210	6.14%	6.79%	804	798	863	768	1,008	1,365
Class II	\$109,948	\$105,516			<u>74</u>	<u>66</u>	<u>95</u>	<u>63</u>	<u>105</u>	<u>149</u>
					<b>878</b>	<b>864</b>	<b>958</b>	<b>831</b>	<b>1,113</b>	<b>1,514</b>

July 2002 Sales Class I		July 2002 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	584	Areas 1-12	63	Areas 1-12	646	Areas 1-12	86
Area 13	10	Area 13	0	Area 13	12	Area 13	1
Areas 14-16	104	Areas 14-16	10	Areas 14-16	103	Areas 14-16	7
Area 17	6	Area 17	0	Area 17	2	Area 17	2
Area 18	9	Area 18	0	Area 18	3	Area 18	0
Areas 21-29	48	Areas 21-29	0	Areas 21-29	44	Areas 21-29	0
Areas 69-76	<u>43</u>	Areas 69-76	<u>1</u>	Areas 69-76	<u>53</u>	Areas 69-76	<u>0</u>
<b>TOTAL</b>	<b>804</b>	<b>TOTAL</b>	<b>74</b>	<b>TOTAL</b>	<b>863</b>	<b>TOTAL</b>	<b>96</b>

Median Price July '02		Median Price July '01	
Class 1	136,500		139,250
Class 2	106,295		99,000

July 2002 Sales Class I & II By Price Range Areas 1-18, 21-29, 69-76				YTD Sales Price as of July'02 5510 <sup>1</sup> (Total number of sales reported between January 1st, 2002 and July 31st, 2002 in Classes 1 & 2)	
Class I		Class II			
\$1-\$99,999	150	\$1-\$99,999	33	Class I Active Listings as of 07/31/2002: 3,796	
\$100,000-\$199,999	497	\$100,000-\$199,999	38	Class II Active Listings as of 07/31/2002: <u>505</u>	
\$200,000-\$299,999	102	\$200,000+	3	<b>Class I &amp; II Active Listings as of 07/31/02: 4,301</b>	
\$300,000-\$399,999	31				
\$400,000-\$499,999	9	<b>TOTAL</b>	<b>74</b>		
\$500,000-\$999,999	14				
Over \$1,000,000	1				
<b>TOTAL</b>	<b>804</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 July 2002 pulled 07/10/02. Statistics for July 2001 pulled 07/10/01.



## 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	566
<b>March</b>	385	608	508	635	523	571	455	643	632	680	674	653
<b>April</b>	481	602	522	581	466	492	526	580	568	545	723	726
<b>May</b>	503	521	579	643	549	410	646	658	663	634	837	791
<b>June</b>	526	601	708	671	627	628	589	701	685	677	714	859
<b>July</b>	509	621	670	594	707	669	692	729	717	664	864	<b>878</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>

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

**July**            **609**     **621**     **670**     **594**     **707**     **669**     **692**     **729**     **717**     **664**     **864**     **878**

**July 2002 VS. July 2001:**                      **14 More Sales**                      **+ 1.62 %**

**July 2002 VS. June 2002:**                      **19 More Sales**                      **+ 2.21 %**

**Year to Date 2002 VS. 2001:**                      **295 More Sales**                      **+ 6.26 %**



**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	3,823
<b>March</b>	3,862	4,594	4,830	4,525	3,764	3,901
<b>April</b>	4,221	4,839	4,891	4,696	4,257	4,211
<b>May</b>	4,447	4,996	5,094	4,870	4,154	4,178
<b>June</b>	4,645	5,041	5,218	5,111	4,492	4,267
<b>July</b>	4,771	5,154	5,261	5,154	4,622	4,280
<b>August</b>	4,776	5,155	5,310	5,240	3,923	4,186
<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.