



Greater Albuquerque Area Housing Trends – May 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 | |
|----------|------------------|------------------|----------------|----------------|------------|------------|-------------------|-------------------|----------------------|----------------------|
| May | Avg. Sales Price | Avg. Sales Price | Avg. Int. Rate | Avg. Int. Rate | Sales | Sales | Contracts Written | Contracts Written | Class I & II May '02 | Class I & II May '01 |
| Class I | \$158,374 | \$151,881 | 6.42% | 6.94% | 715 | 762 | 875 | 788 | 983 | 1,444 |
| Class II | \$102,811 | \$105,507 | | | <u>76</u> | <u>75</u> | <u>74</u> | <u>73</u> | <u>106</u> | <u>175</u> |
| | | | | | 791 | 837 | 949 | 861 | 1,089 | 1,619 |

| May 2002 Sales Class I | | May 2002 Sales Class II | | Total Pendings Class I | | Total Pendings Class II | |
|------------------------|------------|-------------------------|-----------|------------------------|------------|-------------------------|-----------|
| Areas 1-12 | 513 | Areas 1-12 | 62 | Areas 1-12 | 652 | Areas 1-12 | 67 |
| Area 13 | 9 | Area 13 | 0 | Area 13 | 13 | Area 13 | 1 |
| Areas 14-16 | 93 | Areas 14-16 | 8 | Areas 14-16 | 97 | Areas 14-16 | 3 |
| Area 17 | 0 | Area 17 | 1 | Area 17 | 5 | Area 17 | 1 |
| Area 18 | 13 | Area 18 | 0 | Area 18 | 10 | Area 18 | 0 |
| Areas 21-29 | 46 | Areas 21-29 | 0 | Areas 21-29 | 51 | Areas 21-29 | 0 |
| Areas 69-76 | <u>41</u> | Areas 69-76 | <u>5</u> | Areas 69-76 | <u>47</u> | Areas 69-76 | <u>2</u> |
| TOTAL | 715 | TOTAL | 76 | TOTAL | 875 | TOTAL | 74 |

| Median Price May '02 | | Median Price May '01 | |
|----------------------|---------|----------------------|---------|
| Class 1 | 134,950 | | 129,900 |
| Class 2 | 93,750 | | 98,500 |

| May 2002 Sales Class I & II By Price Range Areas 1-18, 21-29, 69-76 | | | | YTD Sales Price as of May '02 3523 ¹ | |
|---|------------|---------------------|-----------|--|--|
| | | | | (Total number of sales reported between January 1st, 2002 and May 31st, 2002 in Classes 1 & 2) | |
| Class I | | Class II | | | |
| \$1-\$99,999 | 151 | \$1-\$99,999 | 44 | | |
| \$100,000-\$199,999 | 411 | \$100,000-\$199,999 | 31 | | |
| \$200,000-\$299,999 | 106 | \$200,000+ | 1 | | |
| \$300,000-\$399,999 | 32 | | | Class I Active Listings as of 05/31/2002: 3,704 | |
| \$400,000-\$499,999 | 7 | TOTAL | 76 | Class II Active Listings as of 05/31/2002: <u>486</u> | |
| \$500,000-\$999,999 | 8 | | | Class I & II Active Listings as of 05/31/02: 4,190 | |
| Over \$1,000,000 | 0 | | | | |
| TOTAL | 715 | | | | |

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 May 2002 pulled 06/10/02. Statistics for May 2001 pulled 06/10/01.



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 | |
| 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**

May **503** **521** **579** **643** **549** **410** **646** **658** **663** **634** **837** **791**

May 2002 VS. May 2001: **46 Less Sales** **- 5.50 %**

May 2002 VS. April 2002: **65 More Sales** **+ 8.95 %**

Year to Date 2002 VS. 2001: **136 More Sales** **+ 4.34 %**



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 | |
| 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.