



# Greater Albuquerque Area Housing Trends – November 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	
Nov.	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II Nov '02	Class I & II Nov. '01
Class I	\$162,119	\$160,729	5.76%	6.75%	668	506	691	676	1,061	612
Class II	\$100,456	\$105,692			<u>59</u>	<u>51</u>	<u>63</u>	<u>62</u>	<u>109</u>	<u>90</u>
					<b>727</b>	<b>557</b>	<b>754</b>	<b>738</b>	<b>1,170</b>	<b>702</b>

November 2002 Sales Class I		November 2002 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	490	Areas 1-12	45	Areas 1-12	524	Areas 1-12	53
Area 13	14	Area 13	2	Area 13	11	Area 13	2
Areas 14-16	98	Areas 14-16	6	Areas 14-16	74	Areas 14-16	2
Area 17	2	Area 17	1	Area 17	4	Area 17	0
Area 18	4	Area 18	0	Area 18	9	Area 18	0
Areas 21-29	31	Areas 21-29	0	Areas 21-29	34	Areas 21-29	0
Areas 69-76	<u>29</u>	Areas 69-76	<u>5</u>	Areas 69-76	<u>35</u>	Areas 69-76	<u>6</u>
<b>TOTAL</b>	<b>668</b>	<b>TOTAL</b>	<b>59</b>	<b>TOTAL</b>	<b>691</b>	<b>TOTAL</b>	<b>63</b>

### Median Price November '02

Class 1	132,000
Class 2	93,500

### Median Price November '01

136,500
102,500

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

Class I	Class II		
\$1-\$99,999	146	\$1-\$99,999	32
\$100,000-\$199,999	394	\$100,000-\$199,999	26
\$200,000-\$299,999	80	\$200,000+	1
\$300,000-\$399,999	21		
\$400,000-\$499,999	10	<b>TOTAL</b>	<b>59</b>
\$500,000-\$999,999	17		
Over \$1,000,000	0		
<b>TOTAL</b>	<b>668</b>		

### YTD Sales Price as of November '02 8890<sup>1</sup>

(Total number of sales reported between January 1st, 2002 and November 30th, 2002 in Classes 1 & 2)

Class I Active Listings as of 11/30/2002:	3,317
Class II Active Listings as of 11/30/2002:	<u>356</u>
<b>Class I &amp; II Active Listings as of 11/30/02:</b>	<b>3,673</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 November 2002 pulled 12/10/02. Statistics for November 2001 pulled 12/10/01.



## 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	878
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	<b>906</b>
<b>September</b>	462	603	682	641	583	538	596	621	619	575	662	747
<b>October</b>	400	631	592	573	625	566	599	616	552	582	671	798
<b>November</b>	364	588	534	540	525	486	488	520	517	521	594	727
<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>November</b>	<b>364</b>	<b>588</b>	<b>534</b>	<b>540</b>	<b>525</b>	<b>486</b>	<b>488</b>	<b>520</b>	<b>517</b>	<b>521</b>	<b>594</b>	<b>727</b>
<b>Nov. 2002 VS. Nov. 2001:</b>				<b>133 More Sales</b>					<b>+ 22.39 %</b>			
<b>Nov. 2002 VS. Oct. 2002:</b>				<b>71 Less Sales</b>					<b>- 8.90 %</b>			
<b>Year to Date 2002 VS. 2001:</b>				<b>755 More Sales</b>					<b>+ 10.15 %</b>			



**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	4,016
<b>October</b>	4,529	4,873	5,009	5,020	4,037	3,837
<b>November</b>	4,439	4,783	4,790	4,790	3,848	3,697
<b>December</b>	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.