



Greater Albuquerque Area Housing Trends – October 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	
Oct.	Avg. Sales Price	Avg. Sales Price	Avg. Int. Rate	Avg. Int. Rate	Sales	Sales	Contracts Written	Contracts Written	Class I & II Oct. '02	Class I & II Oct. '01
Class I	\$163,214	\$155,470	5.86%	6.59%	714	616	784	676	878	1,110
Class II	\$108,757	\$102,375			<u>84</u>	<u>55</u>	<u>89</u>	<u>62</u>	<u>92</u>	<u>126</u>
					798	671	873	738	970	1,236

October 2002 Sales Class I		October 2002 Sales Class II		Total Pendings Class I		Total Pendings Class II	
Areas 1-12	513	Areas 1-12	71	Areas 1-12	558	Areas 1-12	80
Area 13	8	Area 13	0	Area 13	13	Area 13	1
Areas 14-16	102	Areas 14-16	9	Areas 14-16	110	Areas 14-16	4
Area 17	5	Area 17	1	Area 17	4	Area 17	0
Area 18	10	Area 18	0	Area 18	6	Area 18	0
Areas 21-29	41	Areas 21-29	0	Areas 21-29	50	Areas 21-29	0
Areas 69-76	<u>35</u>	Areas 69-76	<u>3</u>	Areas 69-76	<u>43</u>	Areas 69-76	<u>4</u>
TOTAL	714	TOTAL	84	TOTAL	784	TOTAL	89

Median Price October '02

Class 1	136,250
Class 2	101,500

Median Price October '01

Class 1	135,300
Class 2	97,500

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

Class I	Class II
\$1-\$99,999	\$1-\$99,999
142	41
\$100,000-\$199,999	\$100,000-\$199,999
417	41
\$200,000-\$299,999	\$200,000+
101	2
\$300,000-\$399,999	
33	
\$400,000-\$499,999	TOTAL
11	84
\$500,000-\$999,999	
8	
Over \$1,000,000	
2	
TOTAL	714

YTD Sales Price as of October '02 8146¹

(Total number of sales reported between January 1st, 2002 and October 31st, 2002 in Classes 1 & 2)

Class I Active Listings as of 10/30/2002:	3,337
Class II Active Listings as of 10/30/2002:	<u>343</u>
Class I & II Active Listings as of 10/30/02:	3,680

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 October 2002 pulled 11/10/02. Statistics for October 2001 pulled 11/10/01.



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	859
July	509	621	670	594	707	669	692	729	717	664	864	878
August	513	653	690	709	767	684	615	644	729	701	791	906
September	462	603	682	641	583	538	596	621	619	575	662	747
October	400	631	592	573	625	566	599	616	552	582	671	798
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	
October	400	631	592	573	625	566	599	616	552	582	671	798
Oct. 2002 VS. Oct. 2001:				127 More Sales				+ 18.93 %				
Oct. 2002 VS. Sept 2002:				51 More Sales				+ 6.83 %				
Year to Date 2002 VS. 2001:				622 More Sales				+ 9.10 %				



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	4,280
August	4,776	5,155	5,310	5,240	3,923	4,186
September	4,684	5,030	5,160	5,164	4,118	4,016
October	4,529	4,873	5,009	5,020	4,037	3,837
November	4,439	4,783	4,790	4,790	3,848	3,697
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.