

Metropolitan Albuquerque Housing Trends - April 2003

Class R1 (Existing Single-Family Detached) and Class R2 (Existing Condo/Townhome Attached) homes

Month	Average \$ 2003	Average \$ 2002	Median \$ 2003	Median \$ 2002	Interest Rate '03	Interest Rate '02	2003 Sales	2002 Sales	Pending 2003	Pending 2002	New Listings '03 R1 / R2	
APRIL												
Class R1	\$164,724	\$158,374	\$140,000	\$134,950	5.50%	6.42%	755	651	932	875	927	100
Class R2	\$113,090	\$102,811	\$109,000	\$93,750			<u>93</u>	<u>75</u>	<u>107</u>	<u>74</u>		
							848	726	1039	949		

	April 2003 Sales Class R1		April 2003 Sales Class R2		April 2003 Pending Class R1			April 2003 Pending Class R2			
	Areas	Count	Areas	Count	Areas	Count	Count	Areas	Count	Count	
Areas	1-12	577	Areas	1-12	79	Areas	1-12	713	Areas	1-12	90
Area	13	10	Area	13	1	Area	13	11	Area	13	1
Areas	14-16	88	Areas	14-16	8	Areas	14-16	99	Areas	14-16	10
Area	17	2	Area	17	0	Area	17	2	Area	17	1
Area	18	8	Area	18	0	Area	18	15	Area	18	0
Areas	21-29	34	Areas	21-29	0	Areas	21-29	36	Areas	21-29	0
Areas	69-76	<u>36</u>	Areas	69-76	<u>5</u>	Areas	69-76	<u>56</u>	Areas	69-76	<u>5</u>
TOTAL:		755	TOTAL:		93	TOTAL:		932	TOTAL:		107

**April 2003 Sales
Class R1 & R2
By Price Range**
Areas 1-18, 21-29, 69-76

Class R1		Class R2	
\$1-\$99,999	134	\$1-\$99,999	37
\$100,000-\$199,999	457	\$100,000-\$199,999	52
\$200,000-\$299,999	114	\$200,000-\$299,999	4
\$300,000-\$399,999	32	\$300,000-\$399,999	0
\$400,000-\$499,999	13	\$400,000-\$499,999	0
\$500,000-\$999,999	4	\$500,000-\$999,999	0
Over \$1,000,000	<u>1</u>	Over \$1,000,000	<u>0</u>
TOTAL:	755	TOTAL:	93

**Total Active Listings
Class R1 & R2
As of April 1st, 2003**

Class R1 Active as of 04/01/2003:	3,158
Class R2 Active as of 04/01/2003:	<u>348</u>
TOTAL:	3,506

YTD Sales as of April 2003: 2,998

(Total sales reported between January 1, 2003 & April 30th, 2003 in Classes R1 & R2)

*YTD Sales = Total sales reported on 10th day of month; Actual sales will be higher due to sales input into MLS after 10th of month.

Sold & Closed Existing Single-Family Homes

Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)

	<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>	<u>2003</u>
January	239	324	338	481	425	413	357	335	399	376	420	536	598
February	276	375	428	468	458	479	384	448	488	431	482	566	627
March	385	608	508	635	523	571	455	643	632	680	674	653	799
April	481	602	522	581	466	492	526	580	568	545	723	726	848
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	727	
December	413	563	625	546	528	498	483	559	508	354	557	684	
TOTALS	5,071	6,690	6,876	7,082	6,783	6,434	6,430	7,054	7,077	6,740	7,989	8,871	2,872

April 2003 vs. April 2002:	146 More Sales	+ 16.80%
April 2003 vs. March 2003:	172 More Sales	+ 6.13%
Year to Date 2003 vs. 2002:	269 More Sales	+ 15.76%