

## Metropolitan Albuquerque Housing Trends - August 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 Aug.'03 R1 / R2	
<b>August</b>												
Class R1	\$175,730	\$164,751	\$141,500	\$137,000	6.00%	5.95%	964	824	854	845	878	87
Class R2	\$115,638	\$101,884	\$110,570	\$95,000			<u>90</u>	<u>82</u>	<u>119</u>	<u>89</u>		
							1054	906	973	934		

	August 2003 Sales Class R1		August 2003 Sales Class R2		August 2003 Pending Class R1		August 2003 Pending Class R2	
	Areas		Areas		Areas		Areas	
Areas	1-12	703	Areas	1-12	628	Areas	1-12	103
Area	13	20	Area	13	11	Area	13	1
Areas	14-16	122	Areas	14-16	98	Areas	14-16	10
Area	17	0	Area	17	1	Area	17	0
Area	18	13	Area	18	11	Area	18	0
Areas	21-29	49	Areas	21-29	48	Areas	21-29	0
Areas	69-76	<u>57</u>	Areas	69-76	<u>5</u>	Areas	69-76	<u>5</u>
<b>TOTAL:</b>		<b>964</b>	<b>TOTAL:</b>		<b>854</b>	<b>TOTAL:</b>		<b>119</b>

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

Class R1		Class R2	
\$1-\$99,999	148	\$1-\$99,999	39
\$100,000-\$199,999	583	\$100,000-\$199,999	48
\$200,000-\$299,999	147	\$200,000-\$299,999	3
\$300,000-\$399,999	47	\$300,000-\$399,999	0
\$400,000-\$499,999	19	\$400,000-\$499,999	0
\$500,000-\$999,999	17	\$500,000-\$999,999	0
Over \$1,000,000	<u>3</u>	Over \$1,000,000	<u>0</u>
<b>TOTAL:</b>	<b>964</b>	<b>TOTAL:</b>	<b>90</b>

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

Class R1 Active as of 09/01/2003:	3,152
Class R2 Active as of 09/01/2003:	<u>383</u>
<b>TOTAL:</b>	<b>3,535</b>

**YTD Sales as of August 2003: 7,297**  
*(Total sales reported between January 1, 2003 & August 31st, 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>
<b>January</b>	239	324	338	481	425	413	357	335	399	376	420	536	598
<b>February</b>	276	375	428	468	458	479	384	448	488	431	482	566	627
<b>March</b>	385	608	508	635	523	571	455	643	632	680	674	653	799
<b>April</b>	481	602	522	581	466	492	526	580	568	545	723	726	848
<b>May</b>	503	521	579	643	549	410	646	658	663	634	837	791	938
<b>August</b>	526	601	708	671	627	628	589	701	685	677	714	859	982
<b>July</b>	509	621	670	594	707	669	692	729	717	664	864	878	<b>1110</b>
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	906	1054
<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>	413	563	625	546	528	498	483	559	508	354	557	684	
<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>8,871</b>	<b>6,956</b>

<b>August 2003 vs. August 2002:</b>	<b>148 More Sales</b>	<b>+ 16.34%</b>
<b>August 2003 vs. July 2003:</b>	<b>56 Less Sales</b>	<b>- 5.04%</b>
<b>Year to Date 2003 vs. 2002:</b>	<b>1041 More Sales</b>	<b>+ 17.60%</b>

# Monthly Sales to Date 2003 vs. 2002

