

Metropolitan Albuquerque Housing Trends - December 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
December											
Class R1	\$167,578	\$170,073	\$139,000	\$138,000	5.54%	5.73%	660	611	611	511	767 / 103
Class R2	\$113,577	\$107,244	\$105,000	\$106,943			<u>71</u> 731	<u>73</u> 684	<u>83</u> 694	<u>56</u> 567	

December 2003 Sales Class R1			December 2003 Sales Class R2			December 2003 Pending Class R1			December 2003 Pending Class R2		
Areas	10-120	482	Areas	10-120	53	Areas	10-120	436	Areas	10-120	69
Area	130	9	Area	130	0	Area	130	14	Area	130	0
Areas	140-160	91	Areas	140-160	12	Areas	140-160	85	Areas	140-160	7
Area	170	2	Area	170	0	Area	170	0	Area	170	0
Area	180	8	Area	180	0	Area	180	6	Area	180	0
Areas	210-290	33	Areas	210-290	1	Areas	210-290	35	Areas	210-290	1
Areas	690-760	<u>35</u>	Areas	690-760	<u>5</u>	Areas	690-760	<u>35</u>	Areas	690-760	<u>6</u>
TOTAL:		660	TOTAL:		71	TOTAL:		611	TOTAL:		83

December 2003 Sales

Class R1 & R2

By Price Range

Areas 10-180, 210-290, 690-760

Class R1		Class R2	
\$1-\$99,999	113	\$1-\$99,999	33
\$100,000-\$199,999	403	\$100,000-\$199,999	32
\$200,000-\$299,999	88	\$200,000-\$299,999	5
\$300,000-\$399,999	28	\$300,000-\$399,999	1
\$400,000-\$499,999	12	\$400,000-\$499,999	0
\$500,000-\$999,999	16	\$500,000-\$999,999	0
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>
TOTAL:	660	TOTAL:	71

Total Active Listings

Class R1 & R2

As of January 1st, 2004

Class R1 Active as of 01/01/2004:	2,649
Class R2 Active as of 01/01/2004:	<u>344</u>
TOTAL:	2,993

YTD Sales as of December 2003: **10,726**

(Total sales reported between January 1st, 2003 & December 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>
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	938
August	526	601	708	671	627	628	589	701	685	677	714	859	982
July	509	621	670	594	707	669	692	729	717	664	864	878	1110
August	513	653	690	709	767	684	615	644	729	701	791	906	1054
September	462	603	682	641	583	538	596	621	619	575	662	747	986
October	400	631	592	573	625	566	599	616	552	582	671	798	864
November	364	588	534	540	525	486	488	520	517	521	594	727	679
December	413	563	625	546	528	498	483	559	508	354	557	684	731
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	10,216

December 2003 vs. December 2002: **47 More Sales** + **6.87%**

December 2003 vs. November 2003: **52 More Sales** + **7.66%**

Year to Date 2003 vs. 2002: **1345 More Sales** + **15.16%**

Monthly Sales to Date 2003 vs. 2002

