

Metropolitan Albuquerque Housing Trends - February 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	
February												
Class R1	\$158,569	\$151,124	\$134,750	\$121,500	5.54%	6.50%	566	512	690	626	820	104
Class R2	\$107,099	\$99,072	\$107,000	\$99,900			<u>61</u> 627	<u>54</u> 566	<u>82</u> 772	<u>63</u> 689		

February 2003 Sales Class R1			February 2003 Sales Class R2			February 2003 Pending Class R1			February 2003 Pending Class R2		
Areas	1-12	407	Areas	1-12	48	Areas	1-12	514	Areas	1-12	64
Area	13	11	Area	13	2	Area	13	8	Area	13	0
Areas	14-16	78	Areas	14-16	8	Areas	14-16	80	Areas	14-16	14
Area	17	4	Area	17	0	Area	17	0	Area	17	0
Area	18	7	Area	18	0	Area	18	8	Area	18	0
Areas	21-29	38	Areas	21-29	0	Areas	21-29	33	Areas	21-29	0
Areas	69-76	<u>21</u>	Areas	69-76	<u>3</u>	Areas	69-76	<u>47</u>	Areas	69-76	<u>4</u>
TOTAL:		566	TOTAL:		61	TOTAL:		690	TOTAL:		82

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

Class R1		Class R2	
\$1-\$99,999	129	\$1-\$99,999	26
\$100,000-\$199,999	325	\$100,000-\$199,999	34
\$200,000-\$299,999	74	\$200,000-\$299,999	1
\$300,000-\$399,999	20	\$300,000-\$399,999	0
\$400,000-\$499,999	8	\$400,000-\$499,999	0
\$500,000-\$999,999	10	\$500,000-\$999,999	0
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>
TOTAL:	566	TOTAL:	61

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

Class R1 Active as of 03/01/2003:	3,196
Class R2 Active as of 03/01/2003:	<u>373</u>
TOTAL:	3,569

YTD Sales as of February 28th, '03: 1,282

(Total sales reported between Feb 1, 2003 & Feb 28th, 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.

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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	
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	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	1,225

February 2003 vs. February 2002:	61 More Sales	+ 10.78%
February 2003 vs. January 2003:	29 More Sales	+ 4.85%
Year to Date 2003 vs. 2002:	123 More Sales	+ 11.16%

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The following is a monthly breakout of listing inventory back to 1996. Figures are the total number of Class R1 and Class R2 Existing Single-Family listings active in MLS on the 10th day of each month shown.

	<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	2,778	3,391	4,048	4,276	4,288	4,156	3,996	3,332
February	2,827	3,640	4,356	4,645	4,378	4,447	3,823	3,449
March	2,963	3,862	4,594	4,830	4,525	3,764	3,901	3,529
April	3,163	4,221	4,839	4,891	4,696	4,257	4,211	
May	3,348	4,447	4,996	5,094	4,870	4,154	4,178	
June	3,615	4,645	5,041	5,218	5,111	4,492	4,267	
July	3,825	4,771	5,154	5,261	5,154	4,622	4,280	
August	3,873	4,776	5,155	5,310	5,240	3,923	4,186	
September	3,859	4,684	5,030	5,160	5,164	4,118	4,016	
October	3,763	4,529	4,873	5,009	5,020	4,037	3,837	
November	3,729	4,439	4,783	4,790	4,790	3,848	3,697	
December	3,635	4,259	4,547	4,477	4,518	3,868	3,638	

The record month for Class R1 and Class R2 ACTIVE listings was **August 1999** when the total was **5,310**.
 The prior record was set in **July 1988**, when **5,156** Class R1 and R2 listings were posted in the MLS.