

Metropolitan Albuquerque Housing Trends - March 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	
March												
Class R1	\$158,990	\$155,661	\$136,500	\$129,900	5.50%	6.60%	721	592	898	788	1,276	140
Class R2	\$113,807	\$107,555	\$108,900	\$105,000			<u>78</u>	<u>61</u>	<u>112</u>	<u>89</u>		
							799	653	1010	877		

	March 2003 Sales Class R1		March 2003 Sales Class R2		March 2003 Pending Class R1		March 2003 Pending Class R2	
	Areas		Areas		Areas		Areas	
Areas	1-12	529	1-12	60	1-12	670	1-12	97
Area	13	10	Area	13	Area	13	Area	13
Areas	14-16	90	Areas	14-16	Areas	14-16	Areas	14-16
Area	17	1	Area	17	Area	17	Area	17
Area	18	8	Area	18	Area	18	Area	18
Areas	21-29	32	Areas	21-29	Areas	21-29	Areas	21-29
Areas	69-76	<u>51</u>	Areas	69-76	Areas	69-76	Areas	69-76
TOTAL:		721	TOTAL:	78	TOTAL:	898	TOTAL:	112

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

Class R1		Class R2	
\$1-\$99,999	153	\$1-\$99,999	31
\$100,000-\$199,999	427	\$100,000-\$199,999	43
\$200,000-\$299,999	88	\$200,000-\$299,999	4
\$300,000-\$399,999	34	\$300,000-\$399,999	0
\$400,000-\$499,999	11	\$400,000-\$499,999	0
\$500,000-\$999,999	8	\$500,000-\$999,999	0
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>
TOTAL:	721	TOTAL:	78

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

Class R1 Active as of 03/01/2003:	3,327
Class R2 Active as of 03/01/2003:	<u>392</u>
TOTAL:	3,719

YTD Sales as of March 2003: 2,137
(Total sales reported between January 1, 2003 & March 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	
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	
Septembe	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	2,024

January 2003 vs. January 2002:	146 More Sales	+ 22.36%
January 2003 vs. December 2002:	172 More Sales	+ 27.43%
Year to Date 2003 vs. 2002:	269 More Sales	+ 15.33%

Housing Activity Report as of March 2003

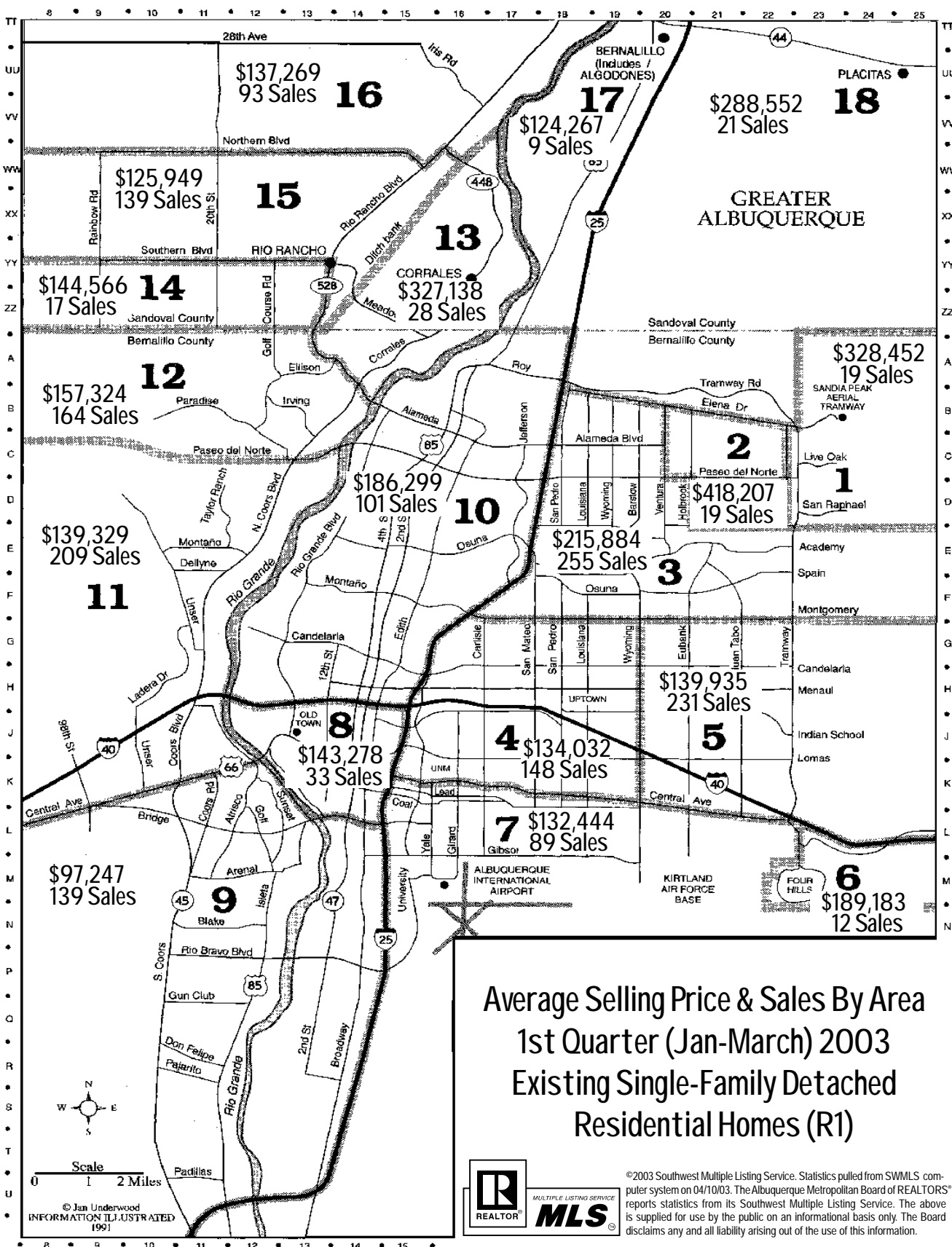
Class R1 - Existing Single-Family Detached

		Total Active Listings	Total Pending Listings	03/01/02-03/01/03 Sold & Closed	Average Closed Sale Price
1	Sandia Heights	20	17	84	\$336,650
2	North Albuquerque Acres	61	20	107	\$422,215
3	Far NE Heights	257	210	1,182	\$216,038
4	Near NE Heights	155	103	736	\$138,857
5	NE Heights	208	157	1,039	\$141,197
6	Four Hills	23	25	88	\$219,732
7	SE Heights	92	61	434	\$132,835
8	Downtown	90	40	123	\$125,514
9	Southwest	279	104	566	\$95,367
10	North Valley	210	72	486	\$201,800
11	Northwest Heights	361	187	950	\$142,621
12	Paradise Hills	268	93	639	\$159,627
13	Corrales	76	21	146	\$313,488
14	Rio Rancho South	37	12	86	\$133,616
15	Rio Rancho Mid/Corrales Heights	212	96	604	\$123,588
16	Rio Rancho North	148	59	424	\$132,690
17	Bernalillo/Algodones	19	7	38	\$146,269
18	Placitas	58	14	100	\$291,864
21-29	East Mountain Area	315	68	507	\$172,369
69-76	Valencia County	344	78	484	\$119,622

1Q (Jan-March) 2003 vs. 1Q 2002 Housing Activity Report

Class R1 - Existing Single-Family Detached

		1Q 2003 Total Sales	1Q 2003 Avg Closed Sale Price	1Q 2002 Total Sales	1Q 2002 Avg Closed Sale Price
1	Sandia Heights	19	\$328,452	17	\$346,885
2	North Albuquerque Acres	19	\$418,207	20	\$398,087
3	Far NE Heights	255	\$215,884	222	\$191,481
4	Near NE Heights	148	\$134,032	160	\$127,584
5	NE Heights	231	\$139,935	210	\$128,005
6	Four Hills	12	\$189,183	23	\$199,130
7	SE Heights	89	\$132,444	77	\$132,228
8	Downtown	33	\$143,278	29	\$131,258
9	Southwest	139	\$97,247	98	\$97,773
10	North Valley	101	\$186,299	80	\$166,274
11	Northwest Heights	209	\$139,329	149	\$134,912
12	Paradise Hills	164	\$157,324	123	\$153,233
13	Corrales	28	\$327,138	25	\$277,394
14	Rio Rancho South	17	\$144,566	17	\$134,590
15	Rio Rancho Mid/Corrales Heights	139	\$125,949	100	\$109,942
16	Rio Rancho North	93	\$137,269	81	\$119,337
17	Bernalillo/Algodones	9	\$124,267	4	\$106,000
18	Placitas	21	\$288,552	23	\$298,136
21-29	East Mountain Area	95	\$171,822	95	\$162,414
69-76	Valencia County	111	\$124,293	105	\$107,943



Average Selling Price & Sales By Area 1st Quarter (Jan-March) 2003 Existing Single-Family Detached Residential Homes (R1)



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