

Metropolitan Albuquerque Housing Trends - July 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	
July												
Class R1	\$178,247	\$164,751	\$148,000	\$137,000	5.52%	5.95%	1010	824	1072	863	984	128
Class R2	\$108,428	\$101,884	\$104,750	\$95,000			<u>100</u>	<u>82</u>	<u>92</u>	<u>95</u>		
							1110	906	1164	958		

	July 2003 Sales Class R1		July 2003 Sales Class R2		July 2003 Pending Class R1		July 2003 Pending Class R2				
	Areas		Areas		Areas		Areas				
Areas	1-12	747	Areas	1-12	88	Areas	1-12	795	Areas	1-12	76
Area	13	16	Area	13	1	Area	13	12	Area	13	0
Areas	14-16	129	Areas	14-16	8	Areas	14-16	139	Areas	14-16	11
Area	17	1	Area	17	0	Area	17	4	Area	17	1
Area	18	16	Area	18	0	Area	18	13	Area	18	1
Areas	21-29	46	Areas	21-29	0	Areas	21-29	53	Areas	21-29	0
Areas	69-76	<u>55</u>	Areas	69-76	<u>3</u>	Areas	69-76	<u>56</u>	Areas	69-76	<u>3</u>
TOTAL:		1,010	TOTAL:		100	TOTAL:		1,072	TOTAL:		92

July 2003 Sales Class R1 & R2 By Price Range				Total Active Listings Class R1 & R2 As of July 1st, 2003	
Class R1		Class R2			
Areas 1-18, 21-29, 69-76					
\$1-\$99,999	153	\$1-\$99,999	48	Class R1 Active as of 08/01/2003:	3,195
\$100,000-\$199,999	580	\$100,000-\$199,999	46	Class R2 Active as of 08/01/2003:	<u>402</u>
\$200,000-\$299,999	171	\$200,000-\$299,999	6	TOTAL:	3,597
\$300,000-\$399,999	67	\$300,000-\$399,999	0		
\$400,000-\$499,999	18	\$400,000-\$499,999	0	YTD Sales as of July 2003:	6,183
\$500,000-\$999,999	21	\$500,000-\$999,999	0		
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>	<i>(Total sales reported between January 1, 2003 & July 31st, 2003 in Classes R1 & R2)</i>	
TOTAL:	1,010	TOTAL:	100		

*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
June	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	
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	5,902

July 2003 vs. July 2002:	232 More Sales	+ 26.42%
July 2003 vs. June 2003:	128 More Sales	+ 13.03%
Year to Date 2003 vs. 2002:	893 More Sales	+ 17.83%

Monthly Sales to Date 2003 vs. 2002

