

## Metropolitan Albuquerque Housing Trends - May 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	
<b>May</b>												
Class R1	\$169,235	\$158,374	\$138,998	\$134,950	5.18%	6.42%	845	715	966	875	913	104
Class R2	\$107,127	\$102,811	\$104,500	\$93,750			<u>93</u>	<u>76</u>	<u>93</u>	<u>74</u>		
							938	791	1059	949		

	May 2003 Sales Class R1		May 2003 Sales Class R2		May 2003 Pending Class R1			May 2003 Pending Class R2			
	Areas		Areas		Areas	1-12		Areas	1-12		
Area	1-12	624	Area	1-12	80	Area	1-12	722	Area	1-12	76
Area	13	13	Area	13	1	Area	13	15	Area	13	2
Area	14-16	102	Area	14-16	6	Area	14-16	109	Area	14-16	6
Area	17	1	Area	17	2	Area	17	3	Area	17	1
Area	18	7	Area	18	0	Area	18	15	Area	18	0
Area	21-29	48	Area	21-29	0	Area	21-29	52	Area	21-29	0
Area	69-76	<u>50</u>	Area	69-76	<u>4</u>	Area	69-76	<u>50</u>	Area	69-76	<u>8</u>
<b>TOTAL:</b>		<b>845</b>	<b>TOTAL:</b>		<b>93</b>	<b>TOTAL:</b>		<b>966</b>	<b>TOTAL:</b>		<b>93</b>

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

Class R1		Class R2	
\$1-\$99,999	186	\$1-\$99,999	44
\$100,000-\$199,999	485	\$100,000-\$199,999	47
\$200,000-\$299,999	111	\$200,000-\$299,999	2
\$300,000-\$399,999	33	\$300,000-\$399,999	0
\$400,000-\$499,999	22	\$400,000-\$499,999	0
\$500,000-\$999,999	6	\$500,000-\$999,999	0
Over \$1,000,000	<u>2</u>	Over \$1,000,000	<u>0</u>
<b>TOTAL:</b>	<b>845</b>	<b>TOTAL:</b>	<b>93</b>

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

Class R1 Active as of 06/01/2003:	3,189
Class R2 Active as of 06/01/2003:	<u>349</u>
<b>TOTAL:</b>	<b>3,538</b>

**YTD Sales as of May 2003: 3,978**  
*(Total sales reported between January 1, 2003 & May 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>June</b>	526	601	708	671	627	628	589	701	685	677	714	859	
<b>July</b>	509	621	670	594	707	669	692	729	717	664	864	878	
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	<b>906</b>	
<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>3,810</b>

<b>May 2003 vs. May 2002:</b>	<b>147 More Sales</b>	<b>+ 18.58%</b>
<b>May 2003 vs. April 2003:</b>	<b>90 More Sales</b>	<b>+ 10.61%</b>
<b>Year to Date 2003 vs. 2002:</b>	<b>538 More Sales</b>	<b>+ 16.44%</b>