

Metropolitan Albuquerque Housing Trends - November 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	
November												
Class R1	\$175,542	\$162,119	\$142,250	\$132,000	5.58%	5.76%	621	668	601	691	884	137
Class R2	\$105,938	\$100,456	\$98,250	\$93,500			<u>58</u> 679	<u>59</u> 727	<u>78</u> 679	<u>63</u> 754		

November 2003 Sales Class R1			November 2003 Sales Class R2			November 2003 Pending Class R1			November 2003 Pending Class R2		
Areas	10-120	449	Areas	10-120	49	Areas	10-120	429	Areas	10-120	62
Area	130	13	Area	130	0	Area	130	12	Area	130	0
Areas	140-160	71	Areas	140-160	6	Areas	140-160	88	Areas	140-160	10
Area	170	2	Area	170	0	Area	170	1	Area	170	1
Area	180	8	Area	180	0	Area	180	6	Area	180	0
Areas	210-290	40	Areas	210-290	0	Areas	210-290	26	Areas	210-290	0
Areas	690-760	<u>38</u>	Areas	690-760	<u>3</u>	Areas	690-760	<u>39</u>	Areas	690-760	<u>5</u>
TOTAL:		621	TOTAL:		58	TOTAL:		601	TOTAL:		78

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

Class R1		Class R2	
\$1-\$99,999	124	\$1-\$99,999	32
\$100,000-\$199,999	327	\$100,000-\$199,999	23
\$200,000-\$299,999	100	\$200,000-\$299,999	3
\$300,000-\$399,999	42	\$300,000-\$399,999	0
\$400,000-\$499,999	19	\$400,000-\$499,999	0
\$500,000-\$999,999	8	\$500,000-\$999,999	0
Over \$1,000,000	<u>1</u>	Over \$1,000,000	<u>0</u>
TOTAL:	621	TOTAL:	58

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

Class R1 Active as of 12/01/2003:	2,517
Class R2 Active as of 12/01/2003:	<u>328</u>
TOTAL:	2,845

YTD Sales as of November 2003: 9,944

(Total sales reported between January 1st, 2003 & November 30th, 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	
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	9,485

November 2003 vs. November 2002:	48 Less Sales	- 7.07%
November 2003 vs. October 2003:	185 Less Sales	- 27.25%
Year to Date 2003 vs. 2002:	1298 More Sales	+ 13.68%

Monthly Sales to Date 2003 vs. 2002

