

## Metropolitan Albuquerque Housing Trends - October 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>October</b>											
Class R1	\$165,743	\$163,214	\$137,000	\$135,300	5.61%	5.86%	780	714	820	784	837 / 111
Class R2	\$105,082	\$108,757	\$99,250	\$98,500			<u>84</u>	<u>84</u>	<u>81</u>	<u>89</u>	
							864	798	901	873	

	October 2003 Sales Class R1		October 2003 Sales Class R2		October 2003 Pending Class R1			October 2003 Pending Class R2		
	Areas		Areas		Areas			Areas		
1-12	560		1-12	77	1-12	590		1-12	69	
Area 13	10		Area 13	0	Area 13	16		Area 13	0	
Areas 14-16	109		Areas 14-16	5	Areas 14-16	109		Areas 14-16	8	
Area 17	2		Area 17	0	Area 17	2		Area 17	0	
Area 18	6		Area 18	0	Area 18	13		Area 18	0	
Areas 21-29	55		Areas 21-29	0	Areas 21-29	48		Areas 21-29	0	
Areas 69-76	<u>38</u>		Areas 69-76	<u>2</u>	Areas 69-76	<u>42</u>		Areas 69-76	<u>4</u>	
<b>TOTAL:</b>	<b>780</b>		<b>TOTAL:</b>	<b>84</b>	<b>TOTAL:</b>	<b>820</b>		<b>TOTAL:</b>	<b>81</b>	

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

Class R1	Class R2
\$1-\$99,999	\$1-\$99,999
152	43
\$100,000-\$199,999	\$100,000-\$199,999
467	39
\$200,000-\$299,999	\$200,000-\$299,999
95	2
\$300,000-\$399,999	\$300,000-\$399,999
40	0
\$400,000-\$499,999	\$400,000-\$499,999
15	0
\$500,000-\$999,999	\$500,000-\$999,999
11	0
Over \$1,000,000	Over \$1,000,000
<u>0</u>	<u>0</u>
<b>TOTAL:</b>	<b>TOTAL:</b>
<b>780</b>	<b>84</b>

**Total Active Listings  
Class R1 & R2**

**As of November 1st, 2003**

Class R1 Active as of 11/01/2003:	3,012
Class R2 Active as of 11/01/2003:	<u>381</u>
<b>TOTAL:</b>	<b>3,393</b>

**YTD Sales as of October 2003: 5,014**

*(Total sales reported between January 1st, 2003 & October 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>August</b>	526	601	708	671	627	628	589	701	685	677	714	859	982
<b>July</b>	509	621	670	594	707	669	692	729	717	664	864	878	1110
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	906	1054
<b>September</b>	462	603	682	641	583	538	596	621	619	575	662	747	986
<b>October</b>	400	631	592	573	625	566	599	616	552	582	671	798	864
<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>8,806</b>

<b>October 2003 vs. October 2002:</b>	<b>66 More Sales</b>	<b>+ 8.27%</b>
<b>October 2003 vs. September 2003:</b>	<b>122 Less Sales</b>	<b>- 12.37%</b>
<b>Year to Date 2003 vs. 2002:</b>	<b>1346 More Sales</b>	<b>+ 18.04%</b>

# Monthly Sales to Date 2003 vs. 2002

