

Metropolitan Albuquerque Housing Trends - June 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	
June												
Class R1	\$173,932	\$162,912	\$148,500	\$135,000	5.00%	6.39%	891	784	1023	820	1,462	147
Class R2	\$108,985	\$106,985	\$103,000	\$99,900			<u>91</u>	<u>75</u>	<u>104</u>	<u>87</u>		
							982	859	1127	907		

	June 2003 Sales Class R1		June 2003 Sales Class R2		June 2003 Pendings Class R1		June 2003 Pendings Class R2	
	Areas		Areas		Areas		Areas	
1-12	680		1-12	68	1-12	746	1-12	87
Area 13	12		Area 13	1	Area 13	22	Area 13	0
Areas 14-16	99		Areas 14-16	14	Areas 14-16	128	Areas 14-16	14
Area 17	2		Area 17	2	Area 17	3	Area 17	0
Area 18	11		Area 18	0	Area 18	10	Area 18	0
Areas 21-29	41		Areas 21-29	0	Areas 21-29	47	Areas 21-29	0
Areas 69-76	<u>46</u>		Areas 69-76	<u>6</u>	Areas 69-76	<u>67</u>	Areas 69-76	<u>3</u>
TOTAL:	891		TOTAL:	91	TOTAL:	1,023	TOTAL:	104

June 2003 Sales Class R1 & R2 By Price Range Areas 1-18, 21-29, 69-76				Total Active Listings Class R1 & R2 As of June 1st, 2003	
Class R1		Class R2			
\$1-\$99,999	129	\$1-\$99,999	42	Class R1 Active as of 07/01/2003:	3,180
\$100,000-\$199,999	528	\$100,000-\$199,999	47	Class R2 Active as of 07/01/2003:	<u>381</u>
\$200,000-\$299,999	156	\$200,000-\$299,999	2	TOTAL:	3,561
\$300,000-\$399,999	46	\$300,000-\$399,999	0		
\$400,000-\$499,999	16	\$400,000-\$499,999	0	YTD Sales as of June 2003:	5,014
\$500,000-\$999,999	16	\$500,000-\$999,999	0		
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>		
TOTAL:	891	TOTAL:	91		

(Total sales reported between January 1, 2003 & June 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)

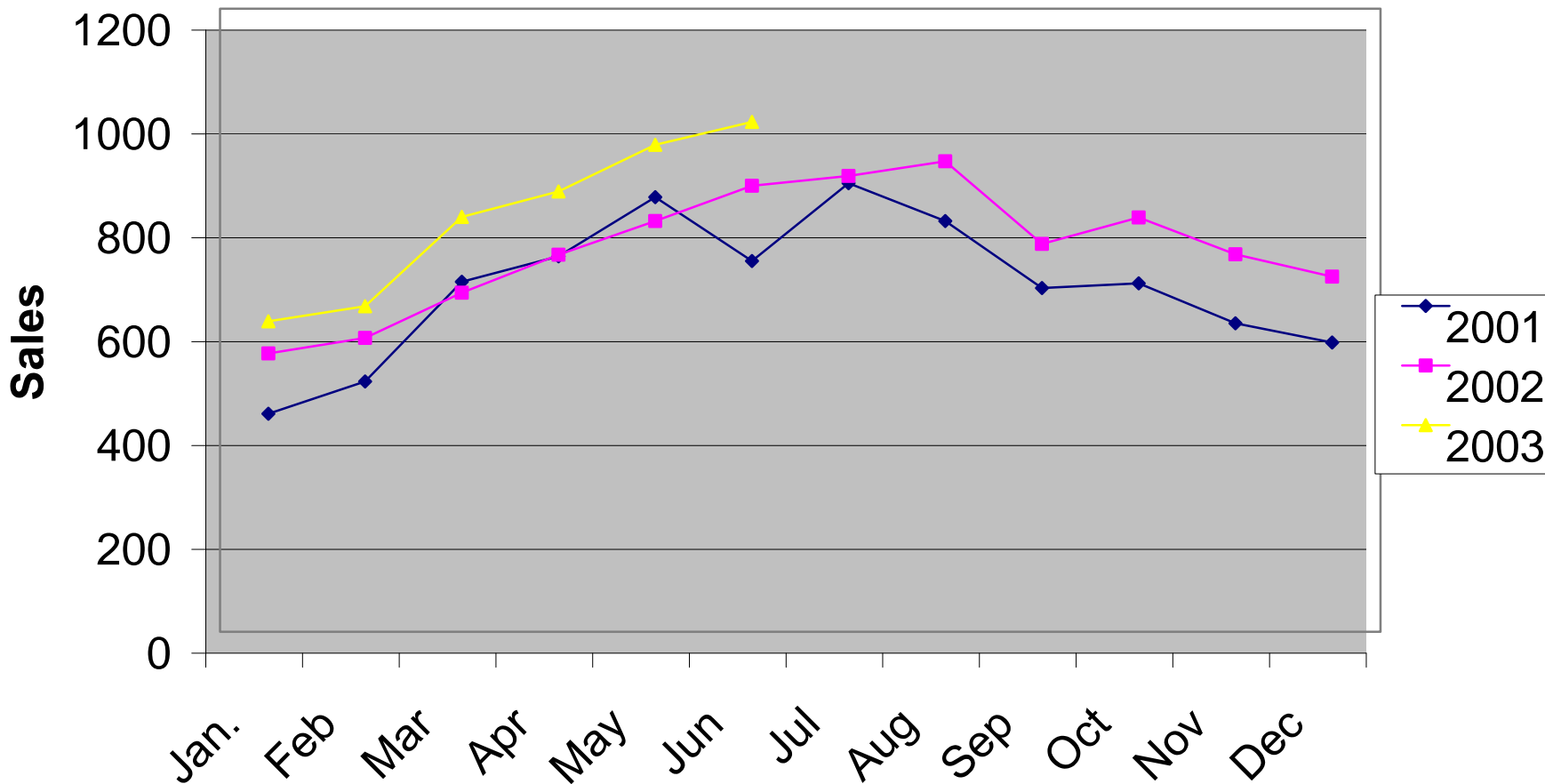
	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
January	239	324	338	481	425	413	357	335	399	376	420	536	598
February	276	375	428	468	458	479	384	448	488	431	482	566	627
March	385	608	508	635	523	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
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	
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	4,792

June 2003 vs. June 2002:	123 More Sales	+ 14.32%
June 2003 vs. May 2003:	44 More Sales	+ 4.69%
Year to Date 2003 vs. 2002:	661 More Sales	+ 16.00%

2001-2003 Sales Overview

Sold & Closed Single-Family Homes

(Single-Family Detached & Condo/Townhome Attached)



Housing Activity Report as of June 2003

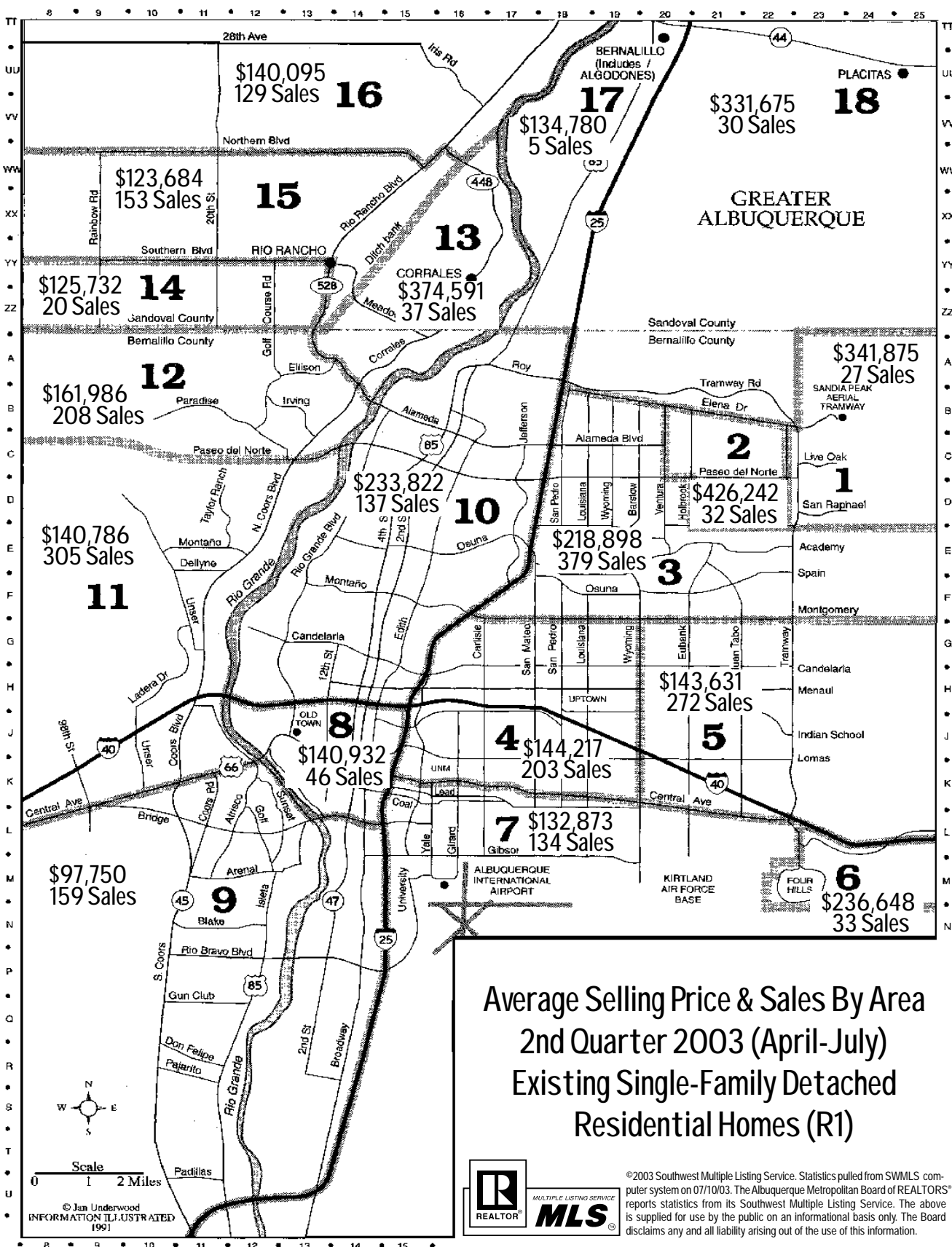
Class R1 - Existing Single-Family Detached

		Total Active Listings	Total Pending Listings	Jan '03-Jun '03 Sold & Closed	Average Closed Sale Price
1	Sandia Heights	23	20	46	\$336,331
2	North Albuquerque Acres	74	19	52	\$427,513
3	Far NE Heights	272	221	639	\$218,032
4	Near NE Heights	152	134	352	\$139,742
5	NE Heights	263	179	504	\$141,958
6	Four Hills	27	19	46	\$226,393
7	SE Heights	108	57	224	\$133,346
8	Downtown	76	49	79	\$141,912
9	Southwest	314	118	300	\$97,431
10	North Valley	219	79	238	\$213,655
11	Northwest Heights	396	200	515	\$140,372
12	Paradise Hills	269	128	372	\$160,039
13	Corrales	80	27	65	\$354,150
14	Rio Rancho South	49	17	37	\$134,385
15	Rio Rancho Mid/Corrales Heights	192	103	295	\$125,566
16	Rio Rancho North	165	79	222	\$138,911
17	Bernalillo/Algodones	28	5	14	\$128,022
18	Placitas	60	24	52	\$312,055
21-29	East Mountain Area	329	80	202	\$180,862
69-76	Valencia County	329	90	248	\$127,716

2Q (April-June) 2003 vs. 2Q 2002 Housing Activity Report

Class R1 - Existing Single-Family Detached

		2Q 2003 Total Sales	2Q 2003 Avg Closed Sale Price	2Q 2002 Total Sales	2Q 2002 Avg Closed Sale Price
1	Sandia Heights	27	\$341,875	30	\$310,113
2	North Albuquerque Acres	32	\$426,242	35	\$326,534
3	Far NE Heights	379	\$218,898	345	\$204,739
4	Near NE Heights	203	\$144,217	210	\$132,947
5	NE Heights	272	\$143,631	335	\$131,378
6	Four Hills	33	\$236,648	18	\$208,040
7	SE Heights	134	\$132,873	99	\$129,359
8	Downtown	46	\$140,932	34	\$104,715
9	Southwest	159	\$97,750	126	\$94,477
10	North Valley	137	\$233,822	112	\$173,758
11	Northwest Heights	305	\$140,786	222	\$138,090
12	Paradise Hills	208	\$161,986	125	\$150,249
13	Corrales	37	\$374,591	43	\$272,046
14	Rio Rancho South	20	\$125,732	19	\$119,771
15	Rio Rancho Mid/Corrales Heights	153	\$123,684	141	\$111,817
16	Rio Rancho North	129	\$140,095	119	\$121,748
17	Bernalillo/Algodones	5	\$134,780	7	\$303,689
18	Placitas	30	\$331,675	31	\$283,170
21-29	East Mountain Area	125	\$190,286	304	\$169,161
69-76	Valencia County	136	\$130,537	290	\$114,996



Average Selling Price & Sales By Area 2nd Quarter 2003 (April-July) Existing Single-Family Detached Residential Homes (R1)



©2003 Southwest Multiple Listing Service. Statistics pulled from SWMLS computer system on 07/10/03. The Albuquerque Metropolitan Board of REALTORS® reports statistics from its Southwest Multiple Listing Service. The above is supplied for use by the public on an informational basis only. The Board disclaims any and all liability arising out of the use of this information.

© Jan Underwood
INFORMATION ILLUSTRATED
1991