

Metropolitan Albuquerque Housing Trends - September 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
September											
Class R1	\$168,848	\$170,197	\$140,000	\$137,000	5.72%	5.80%	888	665	819	695	1,174 / 115
Class R2	\$111,820	\$101,349	\$102,000	\$94,125			<u>98</u> 986	<u>82</u> 747	<u>82</u> 901	<u>81</u> 776	

September 2003 Sales Class R1			September 2003 Sales Class R2		September 2003 Pending Class R1			September 2003 Pending Class R2			
Areas	1-12	659	Areas	1-12	86	Areas	1-12	600	Areas	1-12	73
Area	13	11	Area	13	1	Area	13	11	Area	13	0
Areas	14-16	109	Areas	14-16	10	Areas	14-16	106	Areas	14-16	7
Area	17	4	Area	17	0	Area	17	4	Area	17	0
Area	18	11	Area	18	0	Area	18	4	Area	18	0
Areas	21-29	54	Areas	21-29	0	Areas	21-29	55	Areas	21-29	0
Areas	69-76	<u>40</u>	Areas	69-76	<u>1</u>	Areas	69-76	<u>39</u>	Areas	69-76	<u>2</u>
TOTAL:		888	TOTAL:		98	TOTAL:		819	TOTAL:		82

**September 2003 Sales
Class R1 & R2
By Price Range**

Areas 1-18, 21-29, 69-76

Class R1		Class R2	
\$1-\$99,999	159	\$1-\$99,999	46
\$100,000-\$199,999	514	\$100,000-\$199,999	48
\$200,000-\$299,999	135	\$200,000-\$299,999	4
\$300,000-\$399,999	44	\$300,000-\$399,999	0
\$400,000-\$499,999	23	\$400,000-\$499,999	0
\$500,000-\$999,999	13	\$500,000-\$999,999	0
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>
TOTAL:	888	TOTAL:	98

**Total Active Listings
Class R1 & R2**

As of September 1st, 2003

Class R1 Active as of 10/01/2003:	3,007
Class R2 Active as of 10/01/2003:	<u>361</u>
TOTAL:	3,368

YTD Sales as of September 2003: 8,321

(Total sales reported between January 1, 2003 & September 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	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	
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	7,942

September 2003 vs. September 2002:	239 More Sales	+ 31.99%
September 2003 vs. August 2003:	68 Less Sales	- 6.45%
Year to Date 2003 vs. 2002:	1280 More Sales	+ 19.21%

Monthly Sales to Date 2003 vs. 2002

