

## 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
<b>September</b>											
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>
<b>TOTAL:</b>		<b>888</b>	<b>TOTAL:</b>		<b>98</b>	<b>TOTAL:</b>		<b>819</b>	<b>TOTAL:</b>		<b>82</b>

**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>
<b>TOTAL:</b>	<b>888</b>	<b>TOTAL:</b>	<b>98</b>

**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>
<b>TOTAL:</b>	<b>3,368</b>

**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>
<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	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	
<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>7,942</b>

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

## Housing Activity Report as of September 2003

### Class R1 - Existing Single-Family Detached

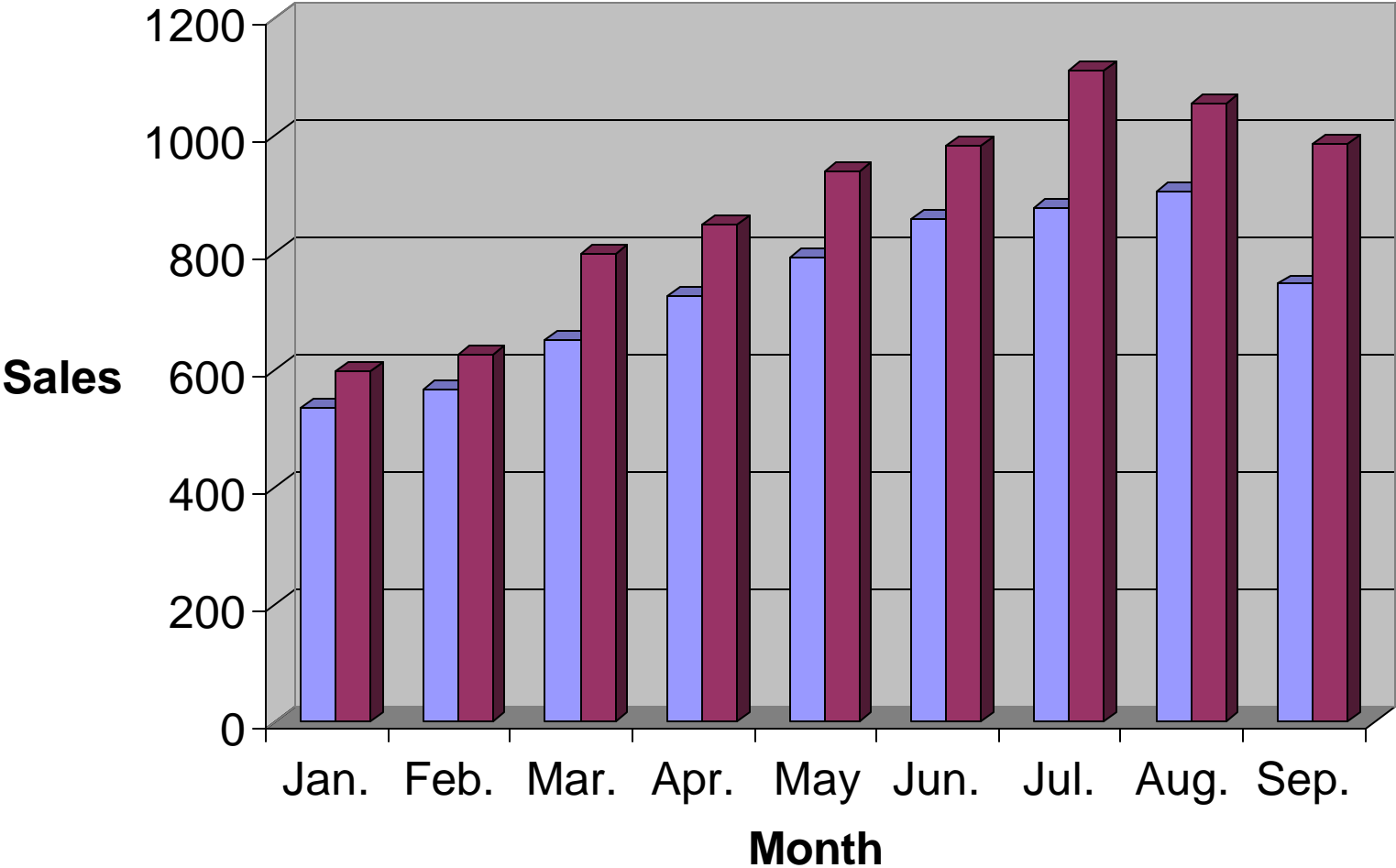
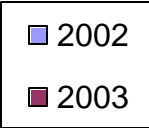
		Total Active Listings	Total Pending Listings	Jan '03-Sept '03 Sold & Closed	Average Closed Sale Price
1	Sandia Heights	15	13	76	\$333,352
2	North Albuquerque Acres	72	13	91	\$459,538
3	Far NE Heights	204	111	1,040	\$225,183
4	Near NE Heights	148	76	606	\$142,282
5	NE Heights	185	115	845	\$143,647
6	Four Hills	37	5	80	\$228,746
7	SE Heights	92	40	344	\$140,618
8	Downtown	52	20	125	\$148,046
9	Southwest	273	94	504	\$97,797
10	North Valley	163	55	365	\$215,544
11	Northwest Heights	274	114	868	\$143,563
12	Paradise Hills	216	87	632	\$161,860
13	Corrales	81	17	113	\$346,266
14	Rio Rancho South	27	10	64	\$137,558
15	Rio Rancho Mid/Corrales Heights	155	69	483	\$128,757
16	Rio Rancho North	167	61	388	\$142,762
17	Bernalillo/Algodones	26	5	19	\$160,516
18	Placitas	48	15	92	\$312,222
21-29	East Mountain Area	282	75	376	\$185,676
69-76	Valencia County	285	69	371	\$128,518

## 3Q (July-Sept) 2003 vs. 3Q 2002 Housing Activity Report

### Class R1 - Existing Single-Family Detached

		3Q 2003 Total Sales	3Q 2003 Avg Closed Sale Price	3Q 2002 Total Sales	3Q 2002 Avg Closed Sale Price
1	Sandia Heights	30	\$328,783	19	\$341,826
2	North Albuquerque Acres	39	\$502,239	33	\$442,224
3	Far NE Heights	392	\$238,059	328	\$215,789
4	Near NE Heights	252	\$145,940	195	\$141,118
5	NE Heights	330	\$145,725	267	\$147,278
6	Four Hills	33	\$230,351	28	\$225,698
7	SE Heights	117	\$152,574	119	\$138,119
8	Downtown	45	\$161,436	29	\$146,925
9	Southwest	199	\$98,425	160	\$91,296
10	North Valley	126	\$218,575	131	\$199,022
11	Northwest Heights	342	\$148,208	251	\$141,730
12	Paradise Hills	254	\$164,750	193	\$156,816
13	Corrales	48	\$335,589	40	\$331,383
14	Rio Rancho South	27	\$141,905	27	\$133,769
15	Rio Rancho Mid/Corrales Heights	184	\$132,102	151	\$129,133
16	Rio Rancho North	163	\$147,263	115	\$126,035
17	Bernalillo/Algodones	5	\$251,500	11	\$201,607
18	Placitas	40	\$312,441	24	\$326,160
21-29	East Mountain Area	154	\$190,489	130	\$167,299
69-76	Valencia County	158	\$129,207	144	\$122,265

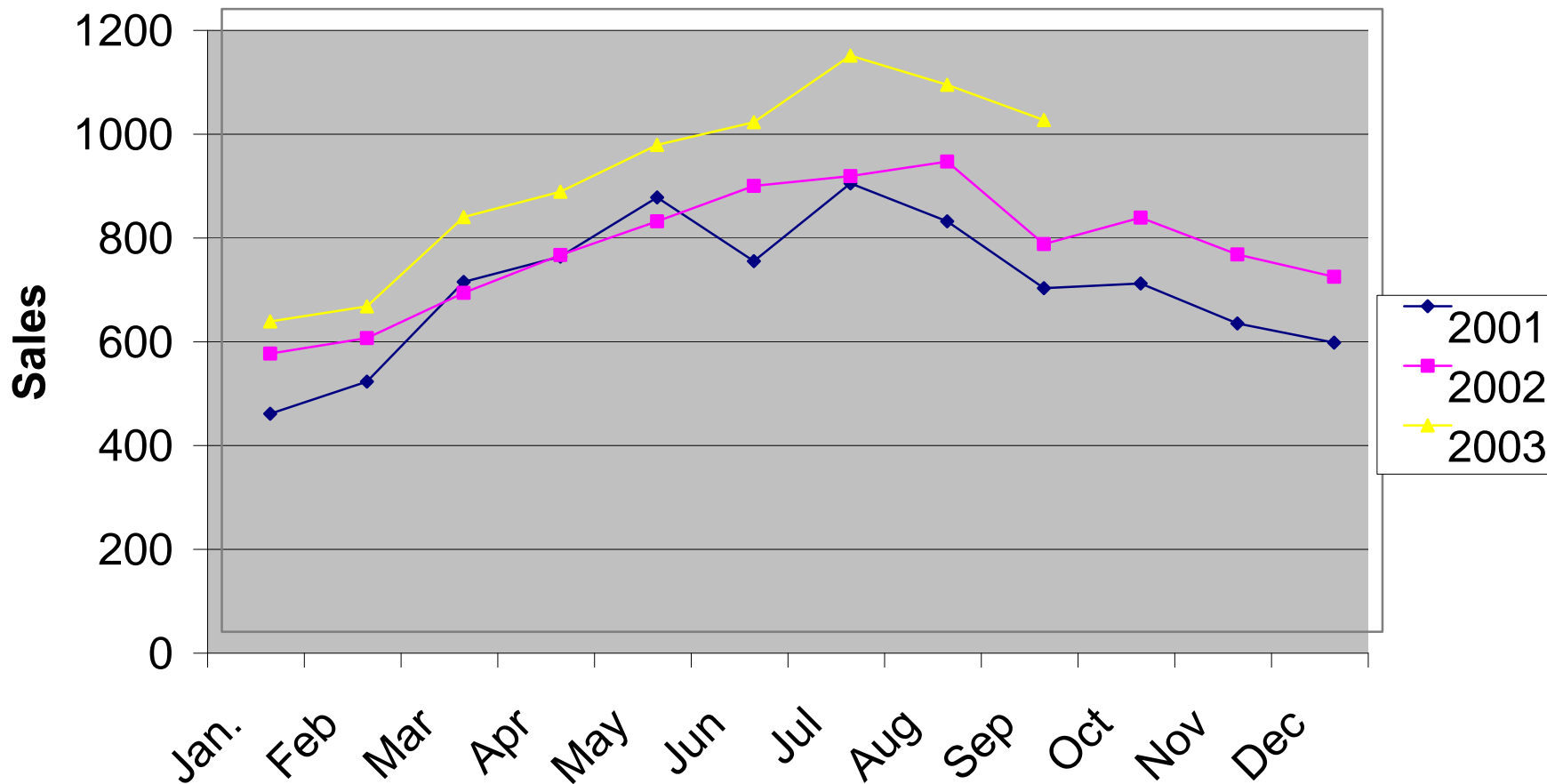
# Monthly Sales to Date 2003 vs. 2002

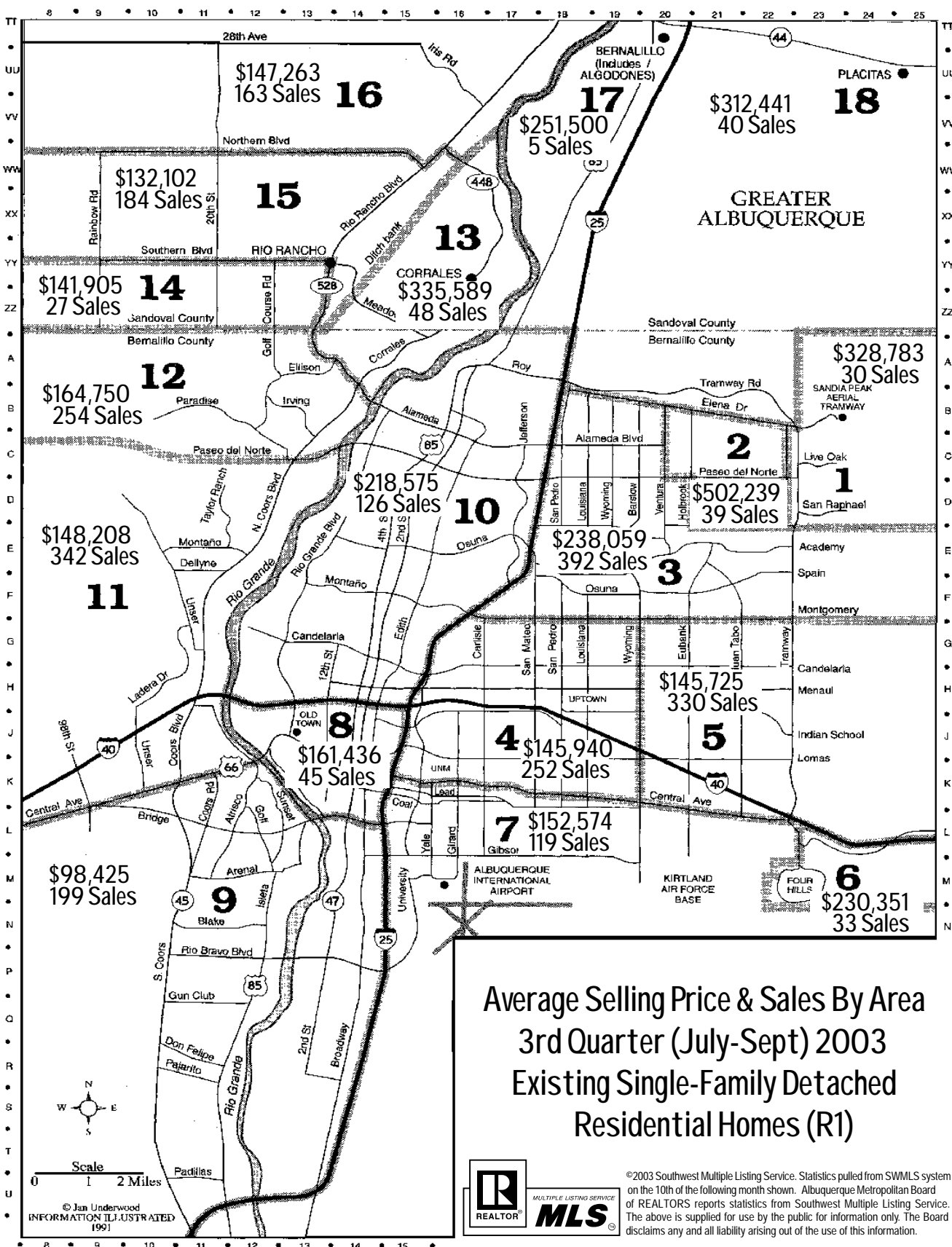


## 2001-2003 Sales Overview

### Sold & Closed Single-Family Homes

(Single-Family Detached & Condo/Townhome Attached)





## Average Selling Price & Sales By Area 3rd Quarter (July-Sept) 2003 Existing Single-Family Detached Residential Homes (R1)



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