

Metropolitan Albuquerque Housing Trends - August 2004

Class R1 (Existing Single-Family Detached) and Class R2 (Existing Condo/Townhome Attached) homes

| Month | Average \$ 2004 | Average \$ 2003 | Median \$ 2004 | Median \$ 2003 | Interest Rate '04 | Interest Rate '03 | 2004 Sales | 2003 Sales | Pending 2004 | Pending 2003 | New Listings '04 R1 / R2 |
|---------------|-----------------|-----------------|----------------|----------------|-------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------------|
| August | | | | | | | | | | | |
| Class R1 | \$186,095 | \$175,730 | \$149,900 | \$141,500 | 5.54% | 6.00% | 1030 | 964 | 1085 | 854 | 1,502 / 154 |
| Class R2 | \$124,861 | \$115,638 | \$112,913 | \$110,570 | | | <u>116</u> 1146 | <u>90</u> 1054 | <u>135</u> 1220 | <u>119</u> 973 | |

| August 2004 Sales Class R1 | | | August 2004 Sales Class R2 | | | August 2004 Pending Class R1 | | | August 2004 Pending Class R2 | | |
|----------------------------|---------|--------------|----------------------------|---------|------------|------------------------------|---------|--------------|------------------------------|---------|------------|
| Areas | 10-120 | 718 | Areas | 10-120 | 108 | Areas | 10-120 | 762 | Areas | 10-120 | 119 |
| Area | 130 | 17 | Area | 130 | 0 | Area | 130 | 16 | Area | 130 | 0 |
| Areas | 140-160 | 163 | Areas | 140-160 | 6 | Areas | 140-160 | 148 | Areas | 140-160 | 9 |
| Area | 170 | 3 | Area | 170 | 1 | Area | 170 | 3 | Area | 170 | 0 |
| Area | 180 | 7 | Area | 180 | 0 | Area | 180 | 19 | Area | 180 | 0 |
| Areas | 210-290 | 65 | Areas | 210-290 | 0 | Areas | 210-290 | 64 | Areas | 210-290 | 0 |
| Areas | 690-760 | <u>57</u> | Areas | 690-760 | <u>1</u> | Areas | 690-760 | <u>73</u> | Areas | 690-760 | <u>7</u> |
| TOTAL: | | 1,030 | TOTAL: | | 116 | TOTAL: | | 1,085 | TOTAL: | | 135 |

August 2004 Sales

Class R1 & R2

By Price Range

Areas 10-180, 210-290, 690-760

| Class R1 | | Class R2 | |
|---------------------|--------------|---------------------|------------|
| \$1-\$99,999 | 130 | \$1-\$99,999 | 45 |
| \$100,000-\$199,999 | 607 | \$100,000-\$199,999 | 61 |
| \$200,000-\$299,999 | 175 | \$200,000-\$299,999 | 8 |
| \$300,000-\$399,999 | 61 | \$300,000-\$399,999 | 2 |
| \$400,000-\$499,999 | 28 | \$400,000-\$499,999 | 0 |
| \$500,000-\$999,999 | 28 | \$500,000-\$999,999 | 0 |
| Over \$1,000,000 | <u>1</u> | Over \$1,000,000 | <u>0</u> |
| TOTAL: | 1,030 | TOTAL: | 116 |

Total Active Listings

Class R1 & R2

As of August 1st, 2004

Class R1 Active as of August 1st, 2004: 2,680

Class R2 Active as of August 1st, 2004: 304

TOTAL: 2,984

YTD Sales as of August 2004: 8,009

(Total sales reported between January 1, 2004 & August 31, 2004, in Classes R1 & R2)

**YTD Sales = Total sales reported on 10th day of September; Actual sales will be higher due to sales input into MLS after 10th of September.*

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> | <u>2004</u> |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|
| January | 239 | 324 | 338 | 481 | 425 | 413 | 357 | 335 | 399 | 376 | 420 | 536 | 598 | 533 |
| February | 276 | 375 | 428 | 468 | 458 | 479 | 384 | 448 | 488 | 431 | 482 | 566 | 627 | 674 |
| March | 385 | 608 | 508 | 635 | 523 | 571 | 455 | 643 | 632 | 680 | 674 | 653 | 799 | 833 |
| April | 481 | 602 | 522 | 581 | 466 | 492 | 526 | 580 | 568 | 545 | 723 | 726 | 848 | 921 |
| May | 503 | 521 | 579 | 643 | 549 | 410 | 646 | 658 | 663 | 634 | 837 | 791 | 938 | 1029 |
| June | 526 | 601 | 708 | 671 | 627 | 628 | 589 | 701 | 685 | 677 | 714 | 859 | 982 | 1157 |
| July | 509 | 621 | 670 | 594 | 707 | 669 | 692 | 729 | 717 | 664 | 864 | 878 | 1110 | 1131 |
| August | 513 | 653 | 690 | 709 | 767 | 684 | 615 | 644 | 729 | 701 | 791 | 906 | 1054 | 1146 |
| 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 | 731 | |
| 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 | 10,216 | 7,424 |

| | | |
|-------------------------------------|-----------------------|----------------|
| August 2003 vs. August 2004: | 92 More Sales | + 8.73% |
| August 2004 vs. July 2004: | 15 More Sales | + 1.33% |
| Year to Date 2004 vs. 2003: | 468 More Sales | + 6.73% |

Albuquerque Metropolitan Board of REALTORS®
Southwest Multiple Listing Service, Inc.
Phone: (505)842-1433 / Fax: (505) 842-0448