

Metropolitan Albuquerque Housing Trends - December 2004

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

	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	
December												
Class R1	\$189,803	\$167,578	\$150,000	\$141,000	5.37%	5.54%	824	660	724	611	905	105
Class R2	\$112,621	\$113,577	\$110,500	\$98,250			<u>92</u>	<u>71</u>	<u>82</u>	<u>83</u>		
							916	731	806	694		

December 2004 Sales Class R1			December 2004 Sales Class R2			December 2004 Pending Class R1			December 2004 Pending Class R2		
Areas	10-120	581	Areas	10-120	83	Areas	10-120	529	Areas	10-120	73
Area	130	12	Area	130	0	Area	130	10	Area	130	1
Areas	140-160	119	Areas	140-160	6	Areas	140-160	103	Areas	140-160	5
Area	170	3	Area	170	1	Area	170	4	Area	170	0
Area	180	10	Area	180	0	Area	180	6	Area	180	0
Areas	210-290	50	Areas	210-290	0	Areas	210-290	33	Areas	210-290	0
Areas	690-760	<u>49</u>	Areas	690-760	<u>2</u>	Areas	690-760	<u>39</u>	Areas	690-760	<u>3</u>
TOTAL:		824	TOTAL:		92	TOTAL:		724	TOTAL:		82

December 2004 Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	112	\$1-\$99,999	38
\$100,000-\$199,999	483	\$100,000-\$199,999	52
\$200,000-\$299,999	144	\$200,000-\$299,999	2
\$300,000-\$399,999	37	\$300,000-\$399,999	0
\$400,000-\$499,999	17	\$400,000-\$499,999	0
\$500,000-\$999,999	27	\$500,000-\$999,999	0
Over \$1,000,000	<u>4</u>	Over \$1,000,000	<u>0</u>
TOTAL:	824	TOTAL:	92

Total Active Listings

Class R1 & R2

As of December 31, 2004

Class R1 Active as of December 31, 2004: 2,197

Class R2 Active as of December 31, 2004: 251

TOTAL: 2,448

YTD Sales as of December 31, 2004: 11,967

(Total sales reported between January 1, 2004, & December 30, 2004, in Classes R1 & R2)

**YTD sales: total sales reported on January 10, 2005; actual sales will be higher due to sales input into MLS after January 10.*

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	1022
October	400	631	592	573	625	566	599	616	552	582	671	798	864	1001
November	364	588	534	540	525	486	488	520	517	521	594	727	679	900
December	413	563	625	546	528	498	483	559	508	354	557	684	731	916
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	11,263

December 2003 vs. December 2004:	185 More Sales	+ 25.31%
December 2004 vs. November 2004:	16 More Sales	+ 1.78%
Year to Date 2004 vs. 2003:	1,047 More Sales	+ 10.25%