

Metropolitan Albuquerque Housing Trends - 1st Quarter (Jan-March) 2004

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

1st Quarter	Average Sale Price (Jan-March) 2004	Median Sale Price (Jan-March) 2004	2004 Sales (Jan-March)	2004 Pendings (Jan-March)
Class R1(detached)	\$170,229	\$139,072	1881	2718
Class R2(attached)	\$107,691	\$104,800	<u>243</u>	<u>303</u>
			2124	3021

1Q 2004 Sales Class R1			1Q 2004 Sales Class R2			1Q 2004 Pendings Class R1			1Q 2004 Pendings Class R2		
Areas	10-120	1,353	Areas	10-120	214	Areas	10-120	1,973	Areas	10-120	268
Area	130	33	Area	130	0	Area	130	36	Area	130	1
Areas	140-160	261	Areas	140-160	15	Areas	140-160	374	Areas	140-160	20
Area	170	3	Area	170	2	Area	170	9	Area	170	2
Area	180	24	Area	180	0	Area	180	32	Area	180	0
Areas	210-290	78	Areas	210-290	0	Areas	210-290	119	Areas	210-290	1
Areas	690-760	<u>129</u>	Areas	690-760	<u>12</u>	Areas	690-760	<u>175</u>	Areas	690-760	<u>11</u>
TOTAL:		1,881	TOTAL:		243	TOTAL:		2,718	TOTAL:		303

**1Q 2004 Sales
 Class R1 & R2
 By Price Range**
 Areas 1-18, 21-29, 69-76

Class R1		Class R2	
\$1-\$99,999	384	\$1-\$99,999	111
\$100,000-\$199,999	1,064	\$100,000-\$199,999	126
\$200,000-\$299,999	259	\$200,000-\$299,999	5
\$300,000-\$399,999	102	\$300,000-\$399,999	0
\$400,000-\$499,999	37	\$400,000-\$499,999	0
\$500,000-\$999,999	31	\$500,000-\$999,999	1
Over \$1,000,000	<u>4</u>	Over \$1,000,000	<u>0</u>
TOTAL:	1,881	TOTAL:	243

**Total Active Listings
 Class R1 & R2
 As of March 1st, 2004**

Class R1 Active as of 03/01/2004:	2,541
Class R2 Active as of 03/01/2004:	<u>318</u>
TOTAL:	2,859

YTD Sales as of March 2004: 2,143

(Total sales reported between January 1, 2004 & March 31st, 2004 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>	<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	
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	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	2,040

1st Quarter 2003 vs. 1st Quarter 2004:

16 More Sales

+ 0.79%

Housing Activity Report as of March 31st, 2004

Class R1 - Existing Single-Family Detached

		Total Active Listings	Total Pending Listings	Jan '04-Mar '04 Sold & Closed	Average Closed Sale Price
1	Sandia Heights	12	26	19	\$392,192
2	North Albuquerque Acres	72	35	19	\$518,334
3	Far NE Heights	155	311	200	\$238,188
4	Near NE Heights	124	248	167	\$155,950
5	NE Heights	150	317	213	\$151,750
6	Four Hills	27	25	26	\$228,940
7	SE Heights	70	101	62	\$145,650
8	Downtown	35	40	29	\$118,200
9	Southwest	268	233	176	\$96,726
10	North Valley	130	135	92	\$204,704
11	Northwest Heights	225	291	190	\$148,283
12	Paradise Hills	235	211	160	\$169,829
13	Corrales	49	36	33	\$397,613
14	Rio Rancho South	34	28	16	\$153,543
15	Rio Rancho Mid/Corrales Heights	147	167	124	\$123,556
16	Rio Rancho North	171	179	121	\$146,122
17	Bernalillo/Algodones	19	9	3	\$259,267
18	Placitas	37	32	24	\$334,631
21-29	East Mountain Area	289	119	78	\$177,572
69-76	Valencia County	292	175	129	\$124,379

1Q (Jan-March) 2004 vs. 1Q 2003 Housing Activity Report

Class R1 - Existing Single-Family Detached

		1Q 2004 Total Sales	1Q 2004 Avg Closed Sale Price	1Q 2003 Total Sales	1Q 2003 Avg Closed Sale Price
1	Sandia Heights	19	\$392,192	19	\$328,452
2	North Albuquerque Acres	19	\$518,334	19	\$418,207
3	Far NE Heights	200	\$238,188	255	\$215,884
4	Near NE Heights	167	\$155,950	148	\$134,032
5	NE Heights	213	\$151,750	231	\$139,935
6	Four Hills	26	\$228,940	12	\$189,183
7	SE Heights	62	\$145,650	89	\$132,444
8	Downtown	29	\$118,200	33	\$143,278
9	Southwest	176	\$96,726	139	\$97,247
10	North Valley	92	\$204,704	101	\$186,299
11	Northwest Heights	190	\$148,283	209	\$139,329
12	Paradise Hills	160	\$169,829	164	\$157,324
13	Corrales	33	\$397,613	28	\$327,138
14	Rio Rancho South	16	\$153,543	17	\$144,566
15	Rio Rancho Mid/Corrales Heights	124	\$123,556	139	\$125,949
16	Rio Rancho North	121	\$146,122	93	\$137,269
17	Bernalillo/Algodones	3	\$259,267	9	\$124,267
18	Placitas	24	\$334,631	21	\$288,552
21-29	East Mountain Area	78	\$177,572	95	\$171,822
69-76	Valencia County	129	\$124,379	111	\$124,293

2001-2004 Sales Overview

Sold & Closed Single-Family Homes

(Single-Family Detached & Condo/Townhome Attached)

