

Metropolitan Albuquerque Housing Trends - January 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	
January												
Class R1	\$163,072	\$157,015	\$134,150	\$136,900	5.39%	5.63%	462	548	776	746	1,331	162
Class R2	\$113,218	\$102,630	\$103,700	\$94,000			<u>71</u>	<u>50</u>	<u>100</u>	<u>83</u>		
							533	598	876	829		

January 2004 Sales Class R1			January 2004 Sales Class R2			January 2004 Pending Class R1			January 2004 Pending Class R2		
Areas	10-120	337	Areas	10-120	64	Areas	10-120	568	Areas	10-120	91
Area	130	8	Area	130	0	Area	130	8	Area	130	0
Areas	140-160	62	Areas	140-160	4	Areas	140-160	109	Areas	140-160	6
Area	170	0	Area	170	0	Area	170	2	Area	170	0
Area	180	4	Area	180	0	Area	180	8	Area	180	0
Areas	210-290	16	Areas	210-290	0	Areas	210-290	29	Areas	210-290	0
Areas	690-760	<u>35</u>	Areas	690-760	<u>3</u>	Areas	690-760	<u>52</u>	Areas	690-760	<u>3</u>
TOTAL:		462	TOTAL:		71	TOTAL:		776	TOTAL:		100

January 2004 Sales Class R1 & R2 By Price Range				Total Active Listings Class R1 & R2 As of January 1st, 2004	
Class R1		Class R2		Class R1 Active as of 02/01/2004:	
\$1-\$99,999	109	\$1-\$99,999	31	Class R2 Active as of 02/01/2004:	<u>319</u>
\$100,000-\$199,999	256	\$100,000-\$199,999	37	TOTAL:	2,839
\$200,000-\$299,999	61	\$200,000-\$299,999	2		
\$300,000-\$399,999	20	\$300,000-\$399,999	0		
\$400,000-\$499,999	8	\$400,000-\$499,999	0	YTD Sales as of January 2004:	533
\$500,000-\$999,999	8	\$500,000-\$999,999	1		
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>		
TOTAL:	462	TOTAL:	71		

(Total sales reported between January 1st, 2004 & January 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	
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	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	533

January 2004 vs. January 2003:	65 Less Sales	- 10.87%
January 2004 vs. December 2003:	52 Less Sales	- 27.09%
Year to Date 2004 vs. 2003:	198 Less Sales	- 10.87%