

Metropolitan Albuquerque Housing Trends - July 2004

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

July	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
July											
Class R1	\$186,907	\$178,247	\$152,500	\$148,000	5.77%	5.52%	1023	1010	1139	1072	1,575 / 178
Class R2	\$119,213	\$108,428	\$110,500	\$104,750			<u>108</u>	<u>100</u>	<u>132</u>	<u>92</u>	
							1131	1110	1271	1164	

July 2004 Sales Class R1			July 2004 Sales Class R2			July 2004 Pendings Class R1			July 2004 Pendings Class R2		
Areas	10-120	728	Areas	10-120	95	Areas	10-120	807	Areas	10-120	121
Area	130	18	Area	130	0	Area	130	17	Area	130	1
Areas	140-160	147	Areas	140-160	10	Areas	140-160	167	Areas	140-160	7
Area	170	3	Area	170	0	Area	170	1	Area	170	2
Area	180	9	Area	180	0	Area	180	12	Area	180	0
Areas	210-290	58	Areas	210-290	0	Areas	210-290	63	Areas	210-290	0
Areas	690-760	<u>60</u>	Areas	690-760	<u>3</u>	Areas	690-760	<u>72</u>	Areas	690-760	<u>1</u>
TOTAL:		1,023	TOTAL:		108	TOTAL:		1,139	TOTAL:		132

July 2004 Sales Class R1 & R2 By Price Range Areas 10-180, 210-290, 690-760				Total Active Listings Class R1 & R2 As of July 1st, 2004	
Class R1		Class R2		Class R1 Active as of July 1st, 2004:	2,730
\$1-\$99,999	143	\$1-\$99,999	48	Class R2 Active as of July 1st, 2004:	<u>298</u>
\$100,000-\$199,999	583	\$100,000-\$199,999	54	TOTAL:	3,028
\$200,000-\$299,999	178	\$200,000-\$299,999	7		
\$300,000-\$399,999	62	\$300,000-\$399,999	0		
\$400,000-\$499,999	35	\$400,000-\$499,999	1	YTD Sales as of July 2004:	6,820
\$500,000-\$999,999	20	\$500,000-\$999,999	0		
Over \$1,000,000	<u>2</u>	Over \$1,000,000	<u>0</u>		
TOTAL:	1,023	TOTAL:	110		

(Total sales reported between January 1, 2004 & July end, 2004 in Classes R1 & R2)

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

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	
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	6,278

July 2004 vs. July 2003:	21 More Sales	+ 1.89%
July 2004 vs. June 2004:	-26 Fewer Sales	- 2.25%
Year to Date 2004 vs. 2003:	376 More Sales	+ 6.37%