

Metropolitan Albuquerque Housing Trends - June 2004

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

June	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
June											
Class R1	\$188,040	\$173,932	\$153,950	\$148,500	5.98%	5.00%	1046	891	1138	1023	1,662 / 201
Class R2	\$114,842	\$108,985	\$110,000	\$103,000			<u>111</u>	<u>91</u>	<u>108</u>	<u>104</u>	
							1157	982	1246	1127	

June 2004 Sales Class R1			June 2004 Sales Class R2			June 2004 Pending Class R1			June 2004 Pending Class R2		
Areas			Areas			Areas			Areas		
10-120	778		10-120	98		10-120	822		10-120	95	
Area 130	6		Area 130	0		Area 130	15		Area 130	0	
Areas 140-160	146		Areas 140-160	6		Areas 140-160	155		Areas 140-160	12	
Area 170	2		Area 170	1		Area 170	4		Area 170	0	
Area 180	4		Area 180	0		Area 180	9		Area 180	0	
Areas 210-290	51		Areas 210-290	0		Areas 210-290	72		Areas 210-290	0	
Areas 690-760	<u>59</u>		Areas 690-760	<u>6</u>		Areas 690-760	<u>61</u>		Areas 690-760	<u>1</u>	
TOTAL:	1,046		TOTAL:	111		TOTAL:	1,138		TOTAL:	108	

June 2004 Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	158	\$1-\$99,999	44
\$100,000-\$199,999	559	\$100,000-\$199,999	61
\$200,000-\$299,999	206	\$200,000-\$299,999	5
\$300,000-\$399,999	57	\$300,000-\$399,999	1
\$400,000-\$499,999	36	\$400,000-\$499,999	0
\$500,000-\$999,999	29	\$500,000-\$999,999	0
Over \$1,000,000	<u>1</u>	Over \$1,000,000	<u>0</u>
TOTAL:	1,046	TOTAL:	111

Total Active Listings

Class R1 & R2

As of June 30, 2004

Class R1 Active as of June 1st, 2004:	2,784
Class R2 Active as of June 1st, 2004:	<u>310</u>
TOTAL:	3,094

YTD Sales as of June 30, 2004: **5,642**

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

*YTD Sales = Total sales reported on 10th day of July; Actual sales will be higher due to sales input into MLS after July 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	
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	5,147

June 2004 vs. June 2003:	175 More Sales	+ 17.82%
June 2004 vs. May 2004:	128 More Sales	+ 12.44%
Year to Date 2004 vs. 2003:	355 More Sales	+ 7.41%