

## Metropolitan Albuquerque Housing Trends - May 2004

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

May	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	
<b>May</b>												
Class R1	\$183,288	\$169,235	\$153,000	\$138,998	6.01%	5.18%	920	845	1136	966	1,622	186
Class R2	\$119,488	\$107,127	\$110,000	\$104,500			<u>109</u>	<u>93</u>	<u>132</u>	<u>93</u>		
							1029	938	1268	1059		

May 2004 Sales Class R1			May 2004 Sales Class R2			May 2004 Pending Class R1			May 2004 Pending Class R2		
<b>Areas</b>	10-120	666	<b>Areas</b>	10-120	98	<b>Areas</b>	10-120	812	<b>Areas</b>	10-120	114
Area	130	13	Area	130	1	Area	130	12	Area	130	0
Areas	140-160	117	Areas	140-160	8	Areas	140-160	170	Areas	140-160	11
<b>Area</b>	170	2	<b>Area</b>	170	0	<b>Area</b>	170	2	<b>Area</b>	170	1
<b>Area</b>	180	8	<b>Area</b>	180	0	<b>Area</b>	180	8	<b>Area</b>	180	0
Areas	210-290	56	Areas	210-290	0	Areas	210-290	59	Areas	210-290	0
Areas	690-760	<u>58</u>	Areas	690-760	<u>2</u>	Areas	690-760	<u>73</u>	Areas	690-760	<u>6</u>
<b>TOTAL:</b>		<b>920</b>	<b>TOTAL:</b>		<b>109</b>	<b>TOTAL:</b>		<b>1,136</b>	<b>TOTAL:</b>		<b>132</b>

May 2004 Sales Class R1 & R2 By Price Range				Total Active Listings Class R1 & R2 As of May 1st, 2004	
Class R1		Class R2		Class R1 Active as of May 1st, 2004:	2,698
<b>\$1-\$99,999</b>	126	<b>\$1-\$99,999</b>	39	Class R2 Active as of May 1st, 2004:	<u>302</u>
<b>\$100,000-\$199,999</b>	542	<b>\$100,000-\$199,999</b>	67	<b>TOTAL:</b>	<b>3,000</b>
<b>\$200,000-\$299,999</b>	162	<b>\$200,000-\$299,999</b>	3		
<b>\$300,000-\$399,999</b>	47	<b>\$300,000-\$399,999</b>	0		
<b>\$400,000-\$499,999</b>	21	<b>\$400,000-\$499,999</b>	0	<b>YTD Sales as of May 2004:</b>	<b>4,635</b>
<b>\$500,000-\$999,999</b>	21	<b>\$500,000-\$999,999</b>	0	<i>(Total sales reported between January 1, 2004 &amp; May end, 2004 in Classes R1 &amp; R2)</i>	
<b>Over \$1,000,000</b>	<u>1</u>	<b>Over \$1,000,000</b>	<u>0</u>		
<b>TOTAL:</b>	<b>920</b>	<b>TOTAL:</b>	<b>109</b>		

\*YTD Sales = Total sales reported on 10th day of May; Actual sales will be higher due to sales input into MLS after 10th of May.

**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>
<b>January</b>	239	324	338	481	425	413	357	335	399	376	420	536	598	533
<b>February</b>	276	375	428	468	458	479	384	448	488	431	482	566	627	674
<b>March</b>	385	608	508	635	523	571	455	643	632	680	674	653	799	833
<b>April</b>	481	602	522	581	466	492	526	580	568	545	723	726	848	921
<b>May</b>	503	521	579	643	549	410	646	658	663	634	837	791	938	1029
<b>June</b>	526	601	708	671	627	628	589	701	685	677	714	859	982	
<b>July</b>	509	621	670	594	707	669	692	729	717	664	864	878	1110	
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	906	1054	
<b>September</b>	462	603	682	641	583	538	596	621	619	575	662	747	986	
<b>October</b>	400	631	592	573	625	566	599	616	552	582	671	798	864	
<b>November</b>	364	588	534	540	525	486	488	520	517	521	594	727	679	
<b>December</b>	413	563	625	546	528	498	483	559	508	354	557	684	731	
<b>TOTALS</b>	<b>5,071</b>	<b>6,690</b>	<b>6,876</b>	<b>7,082</b>	<b>6,783</b>	<b>6,434</b>	<b>6,430</b>	<b>7,054</b>	<b>7,077</b>	<b>6,740</b>	<b>7,989</b>	<b>8,871</b>	<b>10,216</b>	<b>3,990</b>

<b>May 2003 vs. May 2004:</b>	<b>91 More Sales</b>	<b>+ 9.70%</b>
<b>May 2004 vs. April 2004:</b>	<b>108 More Sales</b>	<b>+ 11.73%</b>
<b>Year to Date 2004 vs. 2003:</b>	<b>180 More Sales</b>	<b>+ 4.72%</b>