

Metropolitan Albuquerque Housing Trends - October 2004

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

October	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	
October												
Class R1	\$190,242	\$165,743	\$152,500	\$135,300	5.36%	5.61%	887	780	1006	820	1,242	126
Class R2	\$112,016	\$105,082	\$108,500	\$98,500			<u>114</u>	<u>84</u>	<u>97</u>	<u>81</u>		
							1001	864	1103	901		

October 2004 Sales Class R1			October 2004 Sales Class R2			October 2004 Pending Class R1			October 2004 Pending Class R2		
Areas	10-120	625	Areas	10-120	94	Areas	10-120	702	Areas	10-120	84
Area	130	9	Area	130	1	Area	130	16	Area	130	0
Areas	140-160	138	Areas	140-160	12	Areas	140-160	162	Areas	140-160	7
Area	170	2	Area	170	2	Area	170	6	Area	170	2
Area	180	11	Area	180	0	Area	180	14	Area	180	0
Areas	210-290	46	Areas	210-290	0	Areas	210-290	46	Areas	210-290	0
Areas	690-760	<u>56</u>	Areas	690-760	<u>5</u>	Areas	690-760	<u>60</u>	Areas	690-760	<u>4</u>
TOTAL:		887	TOTAL:		114	TOTAL:		1,006	TOTAL:		97

October 2004 Sales

Class R1 & R2

By Price Range

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

Class R1		Class R2	
\$1-\$99,999	128	\$1-\$99,999	52
\$100,000-\$199,999	491	\$100,000-\$199,999	57
\$200,000-\$299,999	158	\$200,000-\$299,999	3
\$300,000-\$399,999	52	\$300,000-\$399,999	2
\$400,000-\$499,999	23	\$400,000-\$499,999	0
\$500,000-\$999,999	35	\$500,000-\$999,999	0
Over \$1,000,000	<u>0</u>	Over \$1,000,000	<u>0</u>
TOTAL:	887	TOTAL:	114

Total Active Listings

Class R1 & R2

As of November 1st, 2004

Class R1 Active as of November 1st, 2004:	2,396
Class R2 Active as of November 1st, 2004:	<u>272</u>
TOTAL:	2,668

YTD Sales as of October 2004: **10,096**

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

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

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	1146
September	462	603	682	641	583	538	596	621	619	575	662	747	986	1022
October	400	631	592	573	625	566	599	616	552	582	671	798	864	1001
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	9,447

October 2003 vs. October 2004:	137 more sales	+ 15.86%
October 2004 vs. September 2004:	21 fewer sales	(-) 2.05%
Year to Date 2004 vs. 2003:	641 more sales	+ 7.28%