

## Metropolitan Albuquerque Housing Trends - 2nd Quarter (April-June) 2004

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

2nd Quarter	Average Sale Price (April-June) 2004	Median Sale Price (April-June) 2004	2004 Sales (April-June)	2004 Pendings (April-June)
Class R1(detached)	\$184,271	\$150,000	2992	3352
Class R2(attached)	\$118,277	\$111,500	<u>337</u>	<u>362</u>
			3329	3714

2nd Quarter 2004 Sales Class R1			2nd Quarter 2004 Sales Class R2			2nd Quarter 2004 Pendings Class R1			2nd Quarter 2004 Pendings Class R2		
<b>Areas</b>	10-120	2,199	<b>Areas</b>	10-120	296	<b>Areas</b>	10-120	2,431	<b>Areas</b>	10-120	321
Area	130	33	Area	130	2	Area	130	43	Area	130	1
Areas	140-160	407	Areas	140-160	26	Areas	140-160	465	Areas	140-160	29
<b>Area</b>	170	7	<b>Area</b>	170	1	<b>Area</b>	170	8	<b>Area</b>	170	1
<b>Area</b>	180	23	<b>Area</b>	180	0	<b>Area</b>	180	23	<b>Area</b>	180	0
Areas	210-290	146	Areas	210-290	1	Areas	210-290	181	Areas	210-290	0
Areas	690-760	<u>177</u>	Areas	690-760	<u>11</u>	Areas	690-760	<u>201</u>	Areas	690-760	<u>10</u>
<b>TOTAL:</b>		<b>2,992</b>	<b>TOTAL:</b>		<b>337</b>	<b>TOTAL:</b>		<b>3,352</b>	<b>TOTAL:</b>		<b>362</b>

### 2nd Quarter 2004 Sales

#### Class R1 & R2

#### By Price Range

Areas 1-18, 21-29, 69-76

Class R1		Class R2	
<b>\$1-\$99,999</b>	440	<b>\$1-\$99,999</b>	123
<b>\$100,000-\$199,999</b>	1,688	<b>\$100,000-\$199,999</b>	199
<b>\$200,000-\$299,999</b>	543	<b>\$200,000-\$299,999</b>	13
<b>\$300,000-\$399,999</b>	157	<b>\$300,000-\$399,999</b>	2
<b>\$400,000-\$499,999</b>	85	<b>\$400,000-\$499,999</b>	0
<b>\$500,000-\$999,999</b>	74	<b>\$500,000-\$999,999</b>	0
<b>Over \$1,000,000</b>	<u>5</u>	<b>Over \$1,000,000</b>	<u>0</u>
<b>TOTAL:</b>	<b>2,992</b>	<b>TOTAL:</b>	<b>337</b>

### Total Active Listings

#### Class R1 & R2

#### As of July 1st, 2004

Class R1 Active as of 07/01/2004:	2,784
Class R2 Active as of 07/01/2004:	<u>310</u>
<b>TOTAL:</b>	<b>3,094</b>

**YTD Sales as of June 30, 2004: 2,143**

*(Total sales reported between January 1, 2004, and June 30, 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>
<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	1157
<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>5,147</b>

**2nd Quarter 2003 vs. 2nd Quarter 2004:**

**339 More Sales**

**+ 12.25%**

## Housing Activity Report as of June 30, 2004

### Class R1 - Existing Single-Family Detached

		Total Active Listings	Total Pending Listings	Apr '04-June '04 Sold & Closed	Average Closed Sale Price
10	Sandia Heights	23	24	28	\$404,952
20	North Albuquerque Acres	67	43	44	\$538,661
30	Far NE Heights	194	431	379	\$253,104
40	Near NE Heights	146	268	261	\$157,199
50	NE Heights	188	371	331	\$157,425
60	Four Hills	28	31	22	\$272,834
70	SE Heights	59	151	135	\$155,656
80	Downtown	47	40	47	\$146,466
90	Southwest	272	263	224	\$104,707
100	North Valley	138	150	138	\$246,766
110	Northwest Heights	255	347	323	\$159,856
120	Paradise Hills	224	312	267	\$177,189
130	Corrales	70	43	33	\$420,461
140	Rio Rancho South	34	44	32	\$126,273
150	Rio Rancho Mid/Corrales Heights	154	219	190	\$139,099
160	Rio Rancho North	165	202	185	\$146,889
170	Bernalillo/Algodones	28	8	7	\$354,679
180	Placitas	51	23	23	\$363,809
210-290	East Mountain Area	341	181	146	\$213,060
690-769	Valencia County	300	201	177	\$132,248

## 2Q (April-June) 2004 vs. 2Q 2003 Housing Activity Report

### Class R1 - Existing Single-Family Detached

		2Q 2004 Total Sales	2Q 2004 Avg Closed Sale Price	2Q 2003 Total Sales	2Q 2003 Avg Closed Sale Price
10	Sandia Heights	28	\$404,952	19	\$328,452
20	North Albuquerque Acres	44	\$538,661	19	\$418,207
30	Far NE Heights	379	\$253,104	255	\$215,884
40	Near NE Heights	261	\$157,199	148	\$134,032
50	NE Heights	331	\$157,425	231	\$139,935
60	Four Hills	22	\$272,834	12	\$189,183
70	SE Heights	135	\$155,656	89	\$132,444
80	Downtown	47	\$146,466	33	\$143,278
90	Southwest	224	\$104,707	139	\$97,247
100	North Valley	138	\$246,766	101	\$186,299
110	Northwest Heights	323	\$159,856	209	\$139,329
120	Paradise Hills	267	\$177,189	164	\$157,324
130	Corrales	33	\$420,461	28	\$327,138
140	Rio Rancho South	32	\$126,273	17	\$144,566
150	Rio Rancho Mid/Corrales Heights	190	\$139,099	139	\$125,949
160	Rio Rancho North	185	\$146,889	93	\$137,269
170	Bernalillo/Algodones	7	\$354,679	9	\$124,267
180	Placitas	23	\$363,809	21	\$288,552
210-290	East Mountain Area	146	\$213,060	95	\$171,822
690-760	Valencia County	177	\$132,248	111	\$124,293

# Sales, Second Quarter 2004

