

## Metropolitan Albuquerque Housing Trends - September 2004

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

September	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>September</b>											
<b>Class R1</b>	\$178,152	\$168,848	\$139,900	\$140,000	5.37%	5.72%	907	888	1006	819	1,357 / 163
<b>Class R2</b>	\$114,193	\$111,820	\$106,900	\$102,000			<u>115</u>	<u>98</u>	<u>125</u>	<u>82</u>	
							1022	986	1131	901	

September 2004 Sales Class R1			September 2004 Sales Class R2			September 2004 Pending Class R1			September 2004 Pending Class R2		
<b>Areas</b>	10-120	654	<b>Areas</b>	10-120	100	<b>Areas</b>	10-120	720	<b>Areas</b>	10-120	108
<b>Area</b>	130	12	<b>Area</b>	130	0	<b>Area</b>	130	8	<b>Area</b>	130	0
<b>Areas</b>	140-160	117	<b>Areas</b>	140-160	8	<b>Areas</b>	140-160	142	<b>Areas</b>	140-160	11
<b>Area</b>	170	2	<b>Area</b>	170	1	<b>Area</b>	170	4	<b>Area</b>	170	0
<b>Area</b>	180	12	<b>Area</b>	180	0	<b>Area</b>	180	5	<b>Area</b>	180	0
<b>Areas</b>	210-290	48	<b>Areas</b>	210-290	0	<b>Areas</b>	210-290	56	<b>Areas</b>	210-290	0
<b>Areas</b>	690-760	<u>62</u>	<b>Areas</b>	690-760	<u>6</u>	<b>Areas</b>	690-760	<u>71</u>	<b>Areas</b>	690-760	<u>6</u>
<b>TOTAL:</b>		<b>907</b>	<b>TOTAL:</b>		<b>115</b>	<b>TOTAL:</b>		<b>1,006</b>	<b>TOTAL:</b>		<b>125</b>

### September 2004 Sales

#### Class R1 & R2

#### By Price Range

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

Class R1		Class R2	
<b>\$1-\$99,999</b>	141	<b>\$1-\$99,999</b>	53
<b>\$100,000-\$199,999</b>	534	<b>\$100,000-\$199,999</b>	55
<b>\$200,000-\$299,999</b>	137	<b>\$200,000-\$299,999</b>	7
<b>\$300,000-\$399,999</b>	52	<b>\$300,000-\$399,999</b>	0
<b>\$400,000-\$499,999</b>	25	<b>\$400,000-\$499,999</b>	0
<b>\$500,000-\$999,999</b>	14	<b>\$500,000-\$999,999</b>	0
<b>Over \$1,000,000</b>	<u>4</u>	<b>Over \$1,000,000</b>	<u>0</u>
<b>TOTAL:</b>	<b>907</b>	<b>TOTAL:</b>	<b>115</b>

### Total Active Listings

#### Class R1 & R2

As of September 1st, 2004

Class R1 Active as of September 1st, 2004:	2,559
Class R2 Active as of September 1st, 2004:	<u>278</u>
<b>TOTAL:</b>	<b>2,837</b>

**YTD Sales as of September 2004:** **9,077**

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

*\*YTD Sales: total sales reported on the 10th day of October; actual sales will be higher due to sales input into MLS after the 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>
<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	1131
<b>August</b>	513	653	690	709	767	684	615	644	729	701	791	906	1054	1146
<b>September</b>	462	603	682	641	583	538	596	621	619	575	662	747	986	1022
<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>8,446</b>

<b>September 2003 vs. September 2004:</b>	<b>36 more sales</b>	<b>+ 8.61%</b>
<b>September 2004 vs. August 2004:</b>	<b>124 fewer sales</b>	<b>(-) 10.82%</b>
<b>Year to Date 2004 vs. 2003:</b>	<b>504 more sales</b>	<b>+ 6.35%</b>

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