

Metropolitan Albuquerque Housing Trends - 3rd Quarter (July-September) 2004

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

3rd Quarter	Average Sale Price (July-September)	Median Sale Price (July-September)	2004 Sales (July-September)	2004 Pendings (July-September)
Class R1(detached)	\$184,351	\$148,500	3055	3173
Class R2(attached)	\$120,148	\$110,500	<u>344</u>	<u>383</u>
			3399	3556

3rd Quarter 2004 Sales Class R1			3rd Quarter 2004 Sales Class R2			3rd Quarter 2004 Pendings Class R1			3rd Quarter 2004 Pendings Class R2		
Areas	10-120	2,162	Areas	10-120	308	Areas	10-120	2,244	Areas	10-120	339
Area	130	48	Area	130	0	Area	130	41	Area	130	1
Areas	140-160	442	Areas	140-160	24	Areas	140-160	450	Areas	140-160	27
Area	170	8	Area	170	2	Area	170	8	Area	170	2
Area	180	29	Area	180	0	Area	180	35	Area	180	0
Areas	210-290	176	Areas	210-290	0	Areas	210-290	183	Areas	210-290	0
Areas	690-760	<u>190</u>	Areas	690-760	<u>10</u>	Areas	690-760	<u>212</u>	Areas	690-760	<u>14</u>
TOTAL:	3,055		TOTAL:	344		TOTAL:	3,173		TOTAL:	383	

**3rd Quarter 2004 Sales
Class R1 & R2
By Price Range**
Areas 1-18, 21-29, 69-76

Class R1		Class R2	
\$1-\$99,999	425	\$1-\$99,999	144
\$100,000-\$199,999	1,778	\$100,000-\$199,999	174
\$200,000-\$299,999	508	\$200,000-\$299,999	23
\$300,000-\$399,999	180	\$300,000-\$399,999	2
\$400,000-\$499,999	91	\$400,000-\$499,999	1
\$500,000-\$999,999	66	\$500,000-\$999,999	0
Over \$1,000,000	<u>7</u>	Over \$1,000,000	<u>0</u>
TOTAL:	3,055	TOTAL:	344

**Total Active Listings
Class R1 & R2
As of October 1st, 2004**

Class R1 Active as of 10/01/2004:	2,579
Class R2 Active as of 10/01/2004:	<u>263</u>
TOTAL:	2,842

YTD Sales as of September 30, 2004: 3,399

(Total sales reported between January 1, 2004, and September 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>
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	
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	8,446

3rd Quarter 2003 vs. 3rd Quarter 2004:

149 More Sales

+ 4.73%

Housing Activity Report as of September 2004

Class R1 - Existing Single-Family Detached

		Total Active Listings	Total Pending Listings	July '04-Sept.'04 Sold & Closed	Average Closed Sale Price
10	Sandia Heights	18	28	24	\$353,617
20	North Albuquerque Acres	58	48	37	\$525,733
30	Far NE Heights	171	339	348	\$266,921
40	Near NE Heights	138	223	227	\$163,877
50	NE Heights	183	372	357	\$158,268
60	Four Hills	18	26	24	\$269,946
70	SE Heights	87	120	112	\$158,141
80	Downtown	52	55	43	\$133,417
90	Southwest	230	297	244	\$115,490
100	North Valley	137	141	130	\$238,288
110	Northwest Heights	264	325	331	\$162,244
120	Paradise Hills	218	270	285	\$169,908
130	Corrales	72	41	48	\$417,132
140	Rio Rancho South	25	24	34	\$152,179
150	Rio Rancho Mid/Corrales Heights	113	214	200	\$134,461
160	Rio Rancho North	158	212	208	\$154,278
170	Bernalillo/Algodones	27	8	8	\$143,321
180	Placitas	44	35	29	\$332,092
210-290	East Mountain Area	291	183	176	\$204,681
690-760	Valencia County	275	212	190	\$139,327

3Q (July-Sept.) 2004 vs. 3Q 2003 Housing Activity Report

Class R1 - Existing Single-Family Detached

		3Q 2004 Total Sales	3Q 2004 Avg Closed Sale Price	3Q 2003 Total Sales	3Q 2003 Avg Closed Sale Price
1	Sandia Heights	24	\$353,617	30	\$328,783
2	North Albuquerque Acres	37	\$525,733	39	\$502,239
3	Far NE Heights	348	\$266,921	392	\$238,059
4	Near NE Heights	227	\$163,877	252	\$145,940
5	NE Heights	357	\$158,268	330	\$145,725
6	Four Hills	24	\$269,946	33	\$230,351
7	SE Heights	112	\$158,141	117	\$152,574
8	Downtown	43	\$133,417	45	\$161,436
9	Southwest	244	\$115,490	199	\$98,425
10	North Valley	130	\$238,288	126	\$218,575
11	Northwest Heights	331	\$162,244	342	\$148,208
12	Paradise Hills	285	\$169,908	254	\$164,750
13	Corrales	48	\$417,132	48	\$335,589
14	Rio Rancho South	34	\$152,179	27	\$141,905
15	Rio Rancho Mid/Corrales Heights	200	\$134,461	184	\$132,102
16	Rio Rancho North	208	\$154,278	163	\$147,263
17	Bernalillo/Algodones	8	\$143,321	5	\$251,500
18	Placitas	29	\$332,092	40	\$312,441
21-29	East Mountain Area	176	\$204,681	154	\$190,489
69-76	Valencia County	190	\$139,327	158	\$129,207

<u>1999</u>	<u>2000</u>		<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
399	376	Jan.	420	536	598	533
488	431	Feb	482	566	627	674
632	680	Mar	674	653	799	833
568	545	Apr	723	726	848	921
663	634	May	837	791	938	1029
685	677	Jun	714	859	982	1157
717	664	Jul	864	878	1110	1131
729	701	Aug	791	906	1054	1146
619	575	Sep	662	747	986	1022
552	582	Oct	671	798	864	
517	521	Nov	594	727	679	
508	354	Dec	557	684	731	

