

## Greater Albuquerque Area Housing Trends - 2008 vs. 2009

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

Month	Average \$, 2008	Average \$, 2009	Median \$, 2008	Median \$, 2009	Interest Rate '08	Interest Rate '09	Sales 2008	Sales 2009	Pending 2008	Pending 2009	New 2008	New 2009
<b>JANUARY</b>												
Class R1	\$227,898	\$214,872	\$185,000	\$175,000	6.25%	5.80%	408	324	884	571	1,817	1,483
Class R2	\$165,124	\$180,159	\$152,500	\$158,500			<u>64</u> 472	<u>27</u> 351	<u>108</u> 992	<u>55</u> 626	<u>216</u> 2,033	<u>175</u> 1,658
<b>FEBRUARY</b>												
Class R1	\$226,342	\$209,515	\$189,250	\$184,900	6.42%	5.83%	532	343	768	530	1,615	1,272
Class R2	\$159,000	\$145,262	\$157,750	\$140,000			<u>60</u> 592	<u>33</u> 376	<u>75</u> 843	<u>58</u> 588	<u>158</u> 1,773	<u>168</u> 1,440
<b>MARCH</b>												
Class R1	\$236,394	\$218,543	\$191,250	\$184,500	6.62%	5.66%	624	465	836	748	1,800	1,415
Class R2	\$160,804	\$147,716	\$148,250	\$154,900			<u>68</u> 692	<u>51</u> 516	<u>88</u> 924	<u>64</u> 812	<u>191</u> 1,991	<u>171</u> 1,586
<b>APRIL</b>												
Class R1	\$227,281	\$206,070	\$189,000	\$175,500	6.54%	5.48%	641	542	862	836	1,805	1,461
Class R2	\$160,248	\$156,420	\$152,000	\$153,700			<u>67</u> 708	<u>52</u> 594	<u>98</u> 960	<u>85</u> 921	<u>188</u> 1,993	<u>145</u> 1,606
<b>MAY</b>												
Class R1	\$247,295	\$222,070	\$205,000	\$184,750	6.56%	5.49%	674	566	869	856	1,956	1,472
Class R2	\$180,035	\$170,333	\$163,500	\$156,590			<u>72</u> 746	<u>51</u> 617	<u>92</u> 961	<u>73</u> 929	<u>206</u> 2,162	<u>163</u> 1,635
<b>JUNE</b>												
Class R1	\$248,375	\$222,183	\$203,500	\$185,800	6.88%	5.92%	738	649	857	933	1,878	1,564
Class R2	\$164,510	\$148,455	\$157,000	\$144,900			<u>85</u> 823	<u>73</u> 722	<u>89</u> 946	<u>125</u> 1,058	<u>168</u> 2,046	<u>171</u> 1,735
<b>JULY</b>												
Class R1	\$240,986	\$224,271	\$196,000	\$185,000	6.94%	5.72%	704	735	871	875	1,882	1,610
Class R2	\$165,437	\$154,399	\$150,000	\$139,000			<u>69</u> 773	<u>94</u> 829	<u>106</u> 977	<u>110</u> 985	<u>200</u> 2,082	<u>189</u> 1,799
<b>AUGUST</b>												
Class R1	\$239,018	\$211,969	\$195,000	\$186,000	7.00%	5.68%	619	600	723	986	1,668	1,375
Class R2	\$150,457	\$144,768	\$141,300	\$137,500			<u>64</u> 683	<u>86</u> 686	<u>86</u> 809	<u>114</u> 1,100	<u>157</u> 1,825	<u>165</u> 1,540
<b>SEPTEMBER</b>												
Class R1	\$222,947	\$209,987	\$186,750	\$179,900	6.65%	5.52%	604	661	706	923	1,502	1,375
Class R2	\$151,205	\$152,094	\$135,000	\$142,500			<u>62</u> 666	<u>83</u> 744	<u>75</u> 781	<u>108</u> 1,031	<u>145</u> 1,647	<u>168</u> 1,543
<b>OCTOBER</b>												
Class R1	\$224,270	\$209,614	\$189,417	\$170,000	6.85%	5.41%	511	731	575	900	1,411	1,264
Class R2	\$168,432	\$151,745	\$160,000	\$142,000			<u>59</u> 570	<u>86</u> 817	<u>60</u> 635	<u>107</u> 1,007	<u>160</u> 1,571	<u>164</u> 1,428
<b>NOVEMBER</b>												
Class R1	\$212,088	\$209,243	\$180,000	\$175,750	6.69%	5.33%	411	646	493	595	1,121	1,093
Class R2	\$160,497	\$147,631	\$149,200	\$139,450			<u>44</u> 455	<u>70</u> 716	<u>56</u> 549	<u>56</u> 651	<u>103</u> 1,224	<u>120</u> 1,213
<b>DECEMBER</b>												
Class R1	\$218,633	\$216,687	\$179,900	\$175,875	6.01%	5.35%	412	543	477	476	917	962
Class R2	\$166,349	\$153,219	\$164,000	\$141,000			<u>52</u> 464	<u>49</u> 592	<u>42</u> 519	<u>60</u> 536	<u>133</u> 1,050	<u>91</u> 1,053

**Total Sales for Year 2008: 8,144\***

**Total Sales for Year 2009: 7,933\***

Class R1 Active Listings as of 01/09/2009: 5,250  
 Class R2 Active Listings as of 01/09/2009: 611  
**Class R1 & R2 Actives as of 01/09/2009: 5,861**

Class R1 Active Listings as of 01/11/2010: 4,701  
 Class R2 Active Listings as of 01/11/2010: 561  
**Class R1 & R2 Actives as of 01/11/2010: 5,262**

\*This is the Year-To-Date (YTD) total.

## Sold & Closed Existing Single-Family Homes

### Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)

	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2009*</u>
<b>January</b>	357	335	399	376	420	536	598	533	712	840	744	472	351	377
<b>February</b>	384	448	488	431	482	566	627	674	808	949	820	592	376	399
<b>March</b>	455	643	632	680	674	653	799	833	919	1,226	1,083	692	516	539
<b>April</b>	526	580	568	545	723	726	848	921	1,029	1,105	988	708	594	629
<b>May</b>	646	658	663	634	837	791	938	1,029	1,300	1,301	1,129	746	617	649
<b>June</b>	589	701	685	677	714	859	982	1,157	1,295	1,248	1,114	823	722	767
<b>July</b>	692	729	717	664	864	878	1,110	1,131	1,339	1,239	1,116	773	829	869
<b>August</b>	615	644	729	701	791	906	1,054	1,146	1,388	1,250	934	683	686	736
<b>September</b>	596	621	619	575	662	747	986	1,022	1,319	1,090	798	666	744	777
<b>October</b>	599	616	552	582	671	798	864	1,001	1,169	1,032	758	570	817	855
<b>November</b>	488	520	517	521	594	727	679	900	1,130	935	620	455	716	735
<b>December</b>	483	559	508	354	557	684	731	916	1,040	877	567	464	592	601
<b>TOTALS</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>11,263</b>	<b>13,448</b>	<b>13,092</b>	<b>10,671</b>	<b>7,644</b>	<b>7,560</b>	<b>7,933</b>

**Total Sales 2008 vs 2009: 211 Less Sales -2.59%**

Total Sales for 2008\*\*: 8,144

Total Sales for 2009\*\*: 7,933

2009\* numbers are updated monthly figures re-pulled on January 11, 2010 to reflect late entry of sold data.

\*\* This is the Year-To-Date (YTD) total.

**Class R1 & R2 Listing Inventory for Greater Albuquerque Area**

The following is a monthly breakout of listing inventory back to 2000. Figures are the total number of Class R1 and Class R2 Existing Single-Family listings active in MLS on the 10th day (5th day for 2009) of the month following the month shown.

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>January</b>	4,288	4,156	3,996	3,440	2,839	2,267	2,198	4,191	6,076	5,925
<b>February</b>	4,378	4,447	3,823	3,569	2,905	2,156	2,302	4,465	6,147	6,037
<b>March</b>	4,525	3,764	3,901	3,719	2,859	2,276	2,558	4,881	6,434	5,995
<b>April</b>	4,696	4,257	4,211	3,506	2,822	2,099	2,678	5,428	6,555	6,054
<b>May</b>	4,870	4,154	4,178	3,538	3,000	2,206	3,180	5,729	6,873	6,082
<b>June</b>	5,111	4,492	4,267	3,561	3,094	2,243	3,602	6,106	7,074	6,114
<b>July</b>	5,154	4,622	4,280	3,597	3,028	2,377	4,031	6,404	7,082	6,128
<b>August</b>	5,240	3,923	4,186	3,535	2,984	2,350	4,407	6,675	7,065	5,902
<b>September</b>	5,164	4,118	4,016	3,368	2,837	2,319	4,695	6,718	6,856	5,754
<b>October</b>	5,020	4,037	3,837	3,393	2,668	2,298	4,618	6,708	6,617	5,528
<b>November</b>	4,790	3,848	3,697	2,845	2,572	2,263	4,363	6,534	6,349	5,413
<b>December</b>	4,518	3,868	3,638	2,993	2,448	2,211	4,098	6,066	5,821	5,176

## Jan-Dec 2008 vs. Jan-Dec 2009 Housing Activity Report

### Class R1 - Existing Single-Family Detached by Area

		Total Sales 2008	Average 2008 Sale Price	Total Sales 2009	Average 2009 Sale Price	Price Change from 2008
10	Sandia Heights	42	\$451,618	54	\$465,115	2.99%
20	North Albuquerque Acres	92	\$648,729	83	\$587,378	-9.46%
21	Albuquerque Acres West	175	\$357,793	174	\$303,472	-15.18%
30	Far NE Heights	373	\$310,850	338	\$288,802	-7.09%
31	Foothills North	75	\$508,822	74	\$502,596	-1.22%
32	Academy West	129	\$235,210	106	\$221,229	-5.94%
40	UNM	186	\$282,346	160	\$268,484	-4.91%
41	Uptown	244	\$179,187	257	\$170,078	-5.08%
42	UNM South	144	\$237,063	128	\$210,127	-11.36%
50	NE Heights	600	\$180,811	602	\$169,948	-6.01%
51	Foothills South	128	\$287,067	103	\$284,128	-1.02%
60	Four Hills	55	\$318,263	54	\$326,452	2.57%
70	Fairgrounds	105	\$171,263	80	\$146,044	-14.73%
71	Southeast Heights	118	\$195,994	123	\$185,304	-5.45%
80	Downtown	113	\$221,126	108	\$205,377	-7.12%
90	Near South Valley	142	\$124,590	108	\$111,204	-10.74%
91	Valley Farms	57	\$179,477	48	\$159,119	-11.34%
92	Southwest Heights	590	\$140,211	598	\$128,593	-8.29%
93	Pajarito	10	\$177,630	10	\$108,875	-38.71%
100	North Valley	127	\$381,796	127	\$324,897	-14.90%
101	Near North Valley	133	\$270,158	139	\$232,332	-14.00%
102	Far North Valley	22	\$380,361	17	\$278,076	-26.89%
103	West River Valley	20	\$458,725	15	\$389,747	-15.04%
110	Northwest Heights	355	\$236,691	367	\$219,327	-7.34%
111	Ladera Heights	336	\$171,278	376	\$164,565	-3.92%

<b>112</b>	Canoncito	2	\$119,000	0	N/A	N/A
<b>120</b>	Paradise West	511	\$194,704	446	\$183,997	-5.50%
<b>121</b>	Paradise East	323	\$232,725	306	\$222,389	-4.44%
<b>130</b>	Corrales	69	\$546,388	70	\$466,260	-14.67%
<b>140</b>	Rio Rancho South	198	\$239,760	170	\$219,958	-8.26%
<b>141</b>	Rio Rancho Southwest	4	\$194,225	2	\$139,700	-28.07%
<b>150</b>	Rio Rancho Mid	404	\$186,832	404	\$180,147	-3.58%
<b>151</b>	Rio Rancho Mid-North	135	\$249,728	201	\$254,143	1.77%
<b>152</b>	Rio Rancho Mid-West	25	\$124,634	23	\$130,578	4.77%
<b>160</b>	Rio Rancho North	157	\$212,054	176	\$215,743	1.74%
<b>161</b>	Rio Rancho Central	219	\$163,017	249	\$151,390	-7.13%
<b>162</b>	Rio Rancho Northwest	2	\$147,500	2	\$145,450	-1.39%
<b>170</b>	Bernalillo/Algodones	45	\$295,392	42	\$238,054	-19.41%
<b>180</b>	Placitas	78	\$477,840	58	\$462,551	-3.20%
<b>210-293</b>	East Mountain Area	342	\$267,479	312	\$243,905	-8.81%
<b>690-760</b>	Valencia County	424	\$176,630	435	\$158,844	-10.07%

## YEAR-END AVERAGE RESIDENTIAL HOME SALES PRICE

### Class R1 - Single Family Detached, Greater Albuquerque Area

<b>Year</b>	<b>Average Price</b>	<b>Change in Avg. Price From Previous Year</b>	<b>Change in % From Previous Year</b>
1985	\$85,700	+\$4,500	+5.54%
1986	\$91,500	+\$5,800	+6.77%
1987	\$97,000	+\$5,500	+6.01%
1988	\$95,000	-\$2,000	-2.06%
1989	\$96,600	+\$1,600	+1.68%
1990	\$99,600	+\$3,000	+3.11%
1991	\$102,700	+\$3,100	+3.11%
1992	\$107,700	+\$5,000	+4.87%
1993	\$117,800	+\$10,100	+9.38%
1994	\$126,100	+\$8,300	+7.05%
1995	\$134,200	+\$8,100	+6.42%
1996	\$138,653	+\$4,453	+3.32%
1997	\$144,871	+\$6,218	+4.48%
1998	\$147,720	+\$2,849	+1.97%
1999	\$150,264	+\$2,544	+1.72%
2000	\$150,023	-\$241	-0.16%
2001	\$152,399	+\$2,376	+1.58%
2002	\$158,717	+\$6,318	+4.15%
2003	\$166,703	+\$7,986	+5.03%
2004	\$182,490	+\$15,787	+9.47%
2005	\$204,502	+\$22,012	+12.06%
2006	\$227,833	+\$23,331	+11.41%
2007	\$243,089	+\$15,256	+6.70%
2008	\$232,626	-\$10,463	-4.30%
2009	\$214,662	-\$17,964	-7.72%

## 2008 vs. 2009 RECAP for Greater Albuquerque Area

### Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

<b>Class R1</b>	<b>2008</b>	<b>2009</b>	<b>Change '08 vs. '09</b>	<b>% of Change</b>
Average Price:	\$232,626	\$214,662	-\$17,964	-7.72%
Median Price:	\$191,500	\$180,000	-\$11,500	-6.01%
Total Sold & Closed:	7,309	7,145	-164	-2.24%
Total Dollar Volume:	\$1,700,264,310	\$1,533,756,628	-\$166,507,682	-9.79%

<b>Class R2</b>	<b>2008</b>	<b>2009</b>	<b>Change '08 vs. '09</b>	<b>% of Change</b>
Average Price:	\$162,783	\$153,237	-\$9,546	-5.86%
Median Price:	\$154,000	\$144,900	-\$9,100	-5.91%
Total Sold & Closed:	835	788	-47	-5.63%
Total Dollar Volume:	\$135,923,619	\$120,750,930	-\$15,172,689	-11.16%

<b>Class R1 &amp; R2</b>	<b>2008</b>	<b>2009</b>	<b>Change '08 vs. '09</b>	<b>% of Change</b>
Average Price:	\$225,465	\$208,560	-\$16,905	-7.50%
Median Price:	\$187,000	\$175,000	-\$12,000.00	-6.42%
Total Sold & Closed:	8,144	7,933	-211	-2.59%
Total Dollar Volume:	\$1,836,187,929	\$1,654,507,558	-\$181,680,371.00	-9.89%

Statistics compiled for Home Sales Report pulled 01/16/09 and 01/11/10.  
 Actual Year-To-Date Sales Data for 2008 & 2009 for Class R1 & R2.

## 2009 Recap by Market Areas

### Class R1 (Existing Single Family Detached) & Class R2 (Existing Condo/Townhome Attached)

#### All MLS Areas

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$212,946	Average Price:	\$152,867	Average Price:	\$207,038
Median Price:	\$179,000	Median Price:	\$144,000	Median Price:	\$175,000
Total Sold & Closed:	7,307	Total Sold & Closed:	797	Total Sold & Closed:	8,104
Total Dollar Volume:	\$155,999,619	Total Dollar Volume:	\$121,835,265	Total Dollar Volume:	\$1,677,834,884

#### Areas 10-293, 690-760 (Greater Albuquerque Market Area)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$214,662	Average Price:	\$153,237	Average Price:	\$208,560
Median Price:	\$180,000	Median Price:	\$144,900	Median Price:	\$175,000
Total Sold & Closed:	7,145	Total Sold & Closed:	788	Total Sold & Closed:	7,933
Total Dollar Volume:	\$1,533,756,628	Total Dollar Volume:	\$120,750,930	Total Dollar Volume:	\$1,654,507,558

#### Areas 10-121 (City of Albuquerque)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$215,677	Average Price:	\$156,318	Average Price:	\$208,416
Median Price:	\$181,500	Median Price:	\$147,900	Median Price:	\$176,000
Total Sold & Closed:	5,001	Total Sold & Closed:	697	Total Sold & Closed:	5,698
Total Dollar Volume:	\$1,078,600,443	Total Dollar Volume:	\$108,953,580	Total Dollar Volume:	\$1,187,554,023

#### Areas 140-162 (Rio Rancho)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$196,003	Average Price:	\$131,856	Average Price:	\$192,918
Median Price:	\$170,000	Median Price:	\$128,428	Median Price:	\$169,500
Total Sold & Closed:	1,227	Total Sold & Closed:	62	Total Sold & Closed:	1,289
Total Dollar Volume:	\$240,495,902	Total Dollar Volume:	\$8,175,050	Total Dollar Volume:	\$248,670,952

#### Areas 210-293 (East Mountains and Estancia Basin)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$243,905	Average Price:	N/A	Average Price:	\$243,905
Median Price:	\$229,500	Median Price:	N/A	Median Price:	\$229,500
Total Sold & Closed:	312	Total Sold & Closed:	0	Total Sold & Closed:	312
Total Dollar Volume:	\$76,098,511	Total Dollar Volume:	N/A	Total Dollar Volume:	\$76,098,511

#### Areas 690-760 (Bosque Farms, Los Lunas, Valencia County)

<u>Class R1</u>		<u>Class R2</u>		<u>Class R1 &amp; R2</u>	
Average Price:	\$158,844	Average Price:	\$111,622	Average Price:	\$156,473
Median Price:	\$145,580	Median Price:	\$115,500	Median Price:	\$144,700
Total Sold & Closed:	435	Total Sold & Closed:	23	Total Sold & Closed:	458
Total Dollar Volume:	\$69,097,346	Total Dollar Volume:	\$2,567,300	Total Dollar Volume:	\$71,664,646



## 2009 RECAP - Time on Market & Financing Types

Class R1(Single Family Detached) & Class R2(Condo/Townhome Attached)

<b>All MLS Areas</b>			<b>Greater Albuquerque Area</b>		
<u>Time on Market for Sold Units</u>			<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>	<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>
0 - 30	2,546	242	0 - 30	2,505	239
31 - 60	1,405	159	31 - 60	1,373	158
61 - 90	1,004	132	61 - 90	973	130
91 - 120	706	85	91 - 120	686	84
121 +	<u>1,646</u>	<u>179</u>	121 +	<u>1,608</u>	<u>177</u>
<b>TOTALS:</b>	<b>7,307</b>	<b>797</b>	<b>TOTALS:</b>	<b>7,145</b>	<b>788</b>

  

<b>Areas 10-121 (Albuquerque)</b>			<b>Areas 140-162 (Rio Rancho)</b>		
<u>Time on Market for Sold Units</u>			<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>	<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>
0 - 30	1,887	214	0 - 30	373	17
31 - 60	1,002	140	31 - 60	218	16
61 - 90	674	107	61 - 90	172	16
91 - 120	437	80	91 - 120	149	2
121 +	<u>1,001</u>	<u>156</u>	121 +	<u>315</u>	<u>11</u>
<b>TOTALS:</b>	<b>5,001</b>	<b>697</b>	<b>TOTALS:</b>	<b>1,227</b>	<b>62</b>

  

<b>Areas 210-293 (East Mountain)</b>			<b>Areas 690-760 (Valencia County)</b>		
<u>Time on Market for Sold Units</u>			<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>	<u>Days</u>	<u>Class R1</u>	<u>Class R2</u>
0 - 30	81	N/A	0 - 30	117	7
31 - 60	56	N/A	31 - 60	73	2
61 - 90	44	N/A	61 - 90	62	7
91 - 120	27	N/A	91 - 120	57	1
121 +	<u>104</u>	<u>N/A</u>	121 +	<u>126</u>	<u>6</u>
<b>TOTALS:</b>	<b>312</b>	<b>0</b>	<b>TOTALS:</b>	<b>435</b>	<b>23</b>

### **All MLS Areas** Type of Financing for Sold Units

<b>Financing</b>	<b>Class R1</b>	<b>Class R2</b>
Assumption	0	0
Cash	882	137
Conventional	2,628	266
FHA	2,914	328
Lease Purchase	6	0
Owner Finance	59	6
Lease Option	1	0
REC	221	25
Trade Exchange	3	0
VA	<u>593</u>	<u>35</u>
<b>TOTALS</b>	<b>7,307</b>	<b>797</b>

## Total Sales History

### Class R1(Single Family Detached) & Class R2 (Condo/Townhome Attached)

#### Greater Albuquerque Area

	Class R1	Class R2	Class R1 & R2
<b>2009</b> Total Sales	7,145	788	7,933
Average Price	\$214,662	\$153,237	\$208,560
Median Price	\$180,000	\$144,900	\$175,000
<b>2008</b> Total Sales	7,309	835	8,144
Average Price	\$232,626	\$162,783	\$225,465
Median Price	\$191,500	\$154,000	\$187,000
<b>2007</b> Total Sales	9,866	1,095	10,961
Average Price	\$243,089	\$161,290	\$234,917
Median Price	\$198,500	\$149,000	\$192,500
<b>2006</b> Total Sales	12,344	1,413	13,757
Average Price	\$227,833	\$150,528	\$219,893
Median Price	\$188,000	\$137,500	\$182,000
<b>2005</b> Total Sales	12,943	1,387	14,330
Average Price	\$204,502	\$130,482	\$197,338
Median Price	\$165,500	\$118,000	\$161,437
<b>2004</b> Total Sales	10,772	1,252	12,024
Average Price	\$182,490	\$115,923	\$175,643
Median Price	148,000	\$109,950	\$143,243
<b>2003</b> Total Sales	9,909	1033	10,942
Average Price	\$166,703	\$112,000	\$161,325
Median Price	\$139,275	\$109,882	\$135,900
<b>2002</b> Total Sales	8,897	931	9,828
Average Price	\$158,717	\$103,870	\$153,521
Median Price	\$138,900	\$97,250	\$132,000
<b>2001</b> Total Sales	8,117	770	8,870
Average Price	\$152,399	\$104,948	\$148,289
Median Price	\$129,900	\$98,000	\$127,000
<b>2000</b> Total Sales	6,925	681	7,606
Average Price	\$150,023	\$102,838	\$145,798
Median Price	\$127,500	\$97,000	\$125,000
<b>1999</b> Total Sales	7,021	756	7,777
Average Price	\$150,264	\$104,651	\$145,830
Median Price	\$129,900	\$100,000	\$126,500