

GAAR Green Sheet | August 2021



An earth-friendly overview of the Monthly Statistical Highlights. The SWMLS market areas includes Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County.

New Listings		Pending Sales		Closed Sales	
Detached	1,401	Detached	1,367	Detached	1,201
Attached	170	Attached	162	Attached	161
One Year Ago		One Year Ago		One Year Ago	
Detached	1,415	Detached	1,300	Detached	1,269
Attached	143	Attached	127	Attached	129
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-1.0%		5.2%		-5.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
0.0%		3.8%		7.8%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$298,000	Detached	\$343,708	Detached	101.0%
Attached	\$212,000	Attached	\$220,640	Attached	101.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$259,000	Detached	\$299,329	Detached	99.5%
Attached	\$184,900	Attached	\$197,853	Attached	99.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
15.1%		14.8%		1.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
18.8%		18.6%		1.9%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	978	Detached	12	Detached	0.8
Attached	94	Attached	11	Attached	0.7
One Year Ago		One Year Ago		One Year Ago	
Detached	1,538	Detached	26	Detached	1.4
Attached	156	Attached	25	Attached	1.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-36.4%		-53.8%		-42.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-50.0%		-	

*The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.