

# GAAR Green Sheet | August 2022



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	1,116	Detached	1,040	Detached	997
Attached	112	Attached	98	Attached	102
One Year Ago		One Year Ago		One Year Ago	
Detached	1,416	Detached	1,227	Detached	1,206
Attached	174	Attached	141	Attached	161
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-21.2%		-15.2%		-17.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-13.0%		-17.5%		-15.7%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$330,000	Detached	\$376,394	Detached	99.8%
Attached	\$247,500	Attached	\$250,209	Attached	100.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$298,000	Detached	\$343,545	Detached	101.0%
Attached	\$212,000	Attached	\$220,640	Attached	101.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
10.7%		9.6%		-1.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
15.8%		15.0%		0.7%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	1,275	Detached	16	Detached	1.3
Attached	75	Attached	10	Attached	0.7
One Year Ago		One Year Ago		One Year Ago	
Detached	1,205	Detached	12	Detached	1.1
Attached	121	Attached	11	Attached	1.0
% Change (Detached)		% Change (Detached)		% Change (Detached)	
5.8%		33.3%		18.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-12.5%		-	

\*Absorption Rate is a measure of how many months of inventory exist on the market based on dividing the end of month inventory by the average 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.