

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	569	Detached	631	Detached	660
Attached	54	Attached	66	Attached	85
One Year Ago		One Year Ago		One Year Ago	
Detached	703	Detached	746	Detached	1,055
Attached	67	Attached	73	Attached	96
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-19.1%		-15.4%		-37.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-14.6%		-22.4%		-21.0%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$326,750	Detached	\$372,389	Detached	98.9%
Attached	\$245,000	Attached	\$252,057	Attached	100.1%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$315,000	Detached	\$364,115	Detached	100.4%
Attached	\$209,500	Attached	\$214,381	Attached	102.2%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
3.7%		2.3%		-1.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
13.8%		12.5%		10.0%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	1,105	Detached	30	Detached	1.3
Attached	68	Attached	19	Attached	0.7
One Year Ago		One Year Ago		One Year Ago	
Detached	732	Detached	18	Detached	0.7
Attached	56	Attached	13	Attached	0.5
% Change (Detached)		% Change (Detached)		% Change (Detached)	
51.0%		66.7%		85.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		6.3%		-	

*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.