

# GAAR Green Sheet | December 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	692	Detached	827	Detached	1,045
Attached	66	Attached	82	Attached	96
One Year Ago		One Year Ago		One Year Ago	
Detached	816	Detached	897	Detached	1,184
Attached	97	Attached	97	Attached	125
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-15.2%		-7.8%		-11.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-3.5%		-40.0%		2.6%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$315,000	Detached	\$364,271	Detached	100.4%
Attached	\$209,500	Attached	\$214,381	Attached	102.2%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$265,000	Detached	\$313,010	Detached	99.5%
Attached	\$189,000	Attached	\$203,211	Attached	98.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
18.9%		16.4%		0.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
16.9%		17.1%		1.6%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	592	Detached	18	Detached	0.5
Attached	47	Attached	13	Attached	0.4
One Year Ago		One Year Ago		One Year Ago	
Detached	1,110	Detached	21	Detached	1.0
Attached	106	Attached	17	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-46.7%		-14.3%		-50.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-42.9%		-	

\*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.