

# GAAR *Green Sheet* | Feb. 2020



The Green Sheet is a 1 page overview of the Monthly Statistical Highlights. The Green Sheet values for the previous year may differ from the GAAR Monthly Market reports. The SWMLS market areas include Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County.

New Listings		Pending Sales		Closed Sales	
Detached	1,203	Detached	1,195	Detached	809
Attached	114	Attached	132	Attached	94
One Year Ago		One Year Ago		One Year Ago	
Detached	1,118	Detached	949	Detached	758
Attached	122	Attached	97	Attached	67
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+7.6%		+25.9%		+6.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+2.1%		+19.5%		+6.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$230,000	Detached	\$266,264	Detached	98.4%
Attached	\$171,000	Attached	\$187,353	Attached	98.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$204,000	Detached	\$242,825	Detached	97.7%
Attached	\$149,900	Attached	\$151,993	Attached	98.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+12.7%		+9.7%		+0.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+10.3%		+6.0%		+0.4%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	1,553	Detached	46	Detached	1.4
Attached	135	Attached	32	Attached	1.2
One Year Ago		One Year Ago		One Year Ago	
Detached	2,401	Detached	54	Detached	2.4
Attached	245	Attached	59	Attached	2.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-35.3%		-14.8%		-41.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
N/A		-11.5%		N/A	

\*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.