

GAAR Green Sheet | February 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	913	Detached	984	Detached	718
Attached	87	Attached	97	Attached	68
One Year Ago		One Year Ago		One Year Ago	
Detached	1,017	Detached	1,030	Detached	891
Attached	132	Attached	116	Attached	83
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-10.2%		-4.5%		-19.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-12.7%		-13.2%		-14.1%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$315,000	Detached	\$367,566	Detached	101.5%
Attached	\$242,500	Attached	\$245,628	Attached	100.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$265,000	Detached	\$310,845	Detached	99.7%
Attached	\$195,000	Attached	\$204,438	Attached	99.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
18.9%		18.2%		1.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
19.0%		16.9%		1.3%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	540	Detached	16	Detached	0.5
Attached	22	Attached	18	Attached	0.2
One Year Ago		One Year Ago		One Year Ago	
Detached	893	Detached	26	Detached	0.8
Attached	104	Attached	23	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-39.5%		-38.5%		-37.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-26.9%		-	

*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.