

GAAR Green Sheet | February 2023



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	725	Detached	770	Detached	606
Attached	69	Attached	83	Attached	61
One Year Ago		One Year Ago		One Year Ago	
Detached	922	Detached	898	Detached	723
Attached	88	Attached	95	Attached	69
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-21.4%		-14.3%		-16.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-21.4%		-14.3%		-16.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$325,000	Detached	\$366,279	Detached	99.0%
Attached	\$225,000	Attached	\$232,276	Attached	98.60%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$315,000	Detached	\$368,088	Detached	101.6%
Attached	\$246,000	Attached	\$247,576	Attached	100.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
3.2%		-0.5%		-2.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
3.2%		-0.5%		-2.8%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	896	Detached	37	Detached	1.1
Attached	44	Attached	26	Attached	0.5
One Year Ago		One Year Ago		One Year Ago	
Detached	688	Detached	17	Detached	0.6
Attached	27	Attached	18	Attached	0.2
% Change (Detached)		% Change (Detached)		% Change (Detached)	
30.2%		117.6%		83.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		117.6%		-	

*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.