

GAAR *Green Sheet* | December 2018



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	870	Detached	796	Detached	845
Attached	74	Attached	87	Attached	101
One Year Ago		One Year Ago		One Year Ago	
Detached	778	Detached	652	Detached	911
Attached	84	Attached	62	Attached	92
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+11.8%		+22.1%		-7.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+1.3%		+6.4%		+4.1%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$209,950	Detached	\$246,348	Detached	97.3%
Attached	\$155,000	Attached	\$158,840	Attached	97.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$193,900	Detached	\$230,361	Detached	97.6%
Attached	\$138,563	Attached	\$147,256	Attached	96.6%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+8.3%		+6.9%		-0.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+4.9%		+2.9%		+0.0%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	2,562	Detached	53	Detached	2.5
Attached	217	Attached	48	Attached	2.0
One Year Ago		One Year Ago		One Year Ago	
Detached	3,071	Detached	54	Detached	3.2
Attached	278	Attached	42	Attached	2.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-16.6%		-1.9%		-21.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
N/A		-8.2%		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.