

# GAAR *Green Sheet* | February 2019



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	1,098	Detached	1,074	Detached	747
Attached	119	Attached	111	Attached	65
One Year Ago		One Year Ago		One Year Ago	
Detached	1,258	Detached	976	Detached	734
Attached	123	Attached	95	Attached	95
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-12.7%		+10.0%		+7.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-9.1%		+6.9%		+4.5%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$203,500	Detached	\$242,062	Detached	97.7%
Attached	\$149,900	Attached	\$151,838	Attached	98.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$195,000	Detached	\$225,960	Detached	97.8%
Attached	\$147,500	Attached	\$156,262	Attached	97.2%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+4.4%		+4.4%		-0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+5.7%		+5.7%		0.0%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	2,090	Detached	55	Detached	2.1
Attached	211	Attached	59	Attached	2.0
One Year Ago		One Year Ago		One Year Ago	
Detached	2,780	Detached	56	Detached	2.9
Attached	259	Attached	49	Attached	2.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-24.8%		-1.8%		-24.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
N/A		-5.5%		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.