

GAAR *Green Sheet* | December 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	811	Detached	980	Detached	1,170
Attached	97	Attached	107	Attached	124
One Year Ago		One Year Ago		One Year Ago	
Detached	727	Detached	707	Detached	969
Attached	84	Attached	72	Attached	107
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+11.6%		+38.6%		+20.7%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
+15.5%		+48.6%		+15.9%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$265,000	Detached	\$313,254	Detached	99.5%
Attached	\$189,500	Attached	\$204,165	Attached	98.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$226,000	Detached	\$264,476	Detached	98.2%
Attached	\$175,000	Attached	\$177,511	Attached	97.3%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+17.3%		+18.4%		+1.3%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
+8.3%		+15.0%		+1.2%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	866	Detached	21	Detached	0.8
Attached	84	Attached	17	Attached	0.7
One Year Ago		One Year Ago		One Year Ago	
Detached	2,011	Detached	41	Detached	1.9
Attached	185	Attached	50	Attached	1.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-56.9%		-48.8%		-57.9%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
-54.6%		-66.0%		-58.8%	

*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.