

GAAR *Green Sheet* | January 2021



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	1,068	Detached	1,181	Detached	882
Attached	107	Attached	108	Attached	92
One Year Ago		One Year Ago		One Year Ago	
Detached	1,117	Detached	979	Detached	775
Attached	155	Attached	123	Attached	103
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-4.4%		+20.6%		+13.8%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
-31.0%		-12.2%		-10.7%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$257,950	Detached	\$301,558	Detached	99.5%
Attached	\$180,000	Attached	\$186,390	Attached	99.4%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$222,500	Detached	\$256,762	Detached	98.1%
Attached	\$165,000	Attached	\$170,791	Attached	97.2%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+15.9%		+17.4%		+1.4%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
+9.1%		+9.2%		+2.3%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	751	Detached	25	Detached	0.7
Attached	72	Attached	13	Attached	0.6
One Year Ago		One Year Ago		One Year Ago	
Detached	1,891	Detached	45	Detached	1.8
Attached	195	Attached	34	Attached	1.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-60.3%		-44.4%		-61.1%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
-63.1%		-61.8%		-66.7%	

*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.