

GAAR Green Sheet | March 2021



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	1,288	Detached	1,322	Detached	1,153
Attached	149	Attached	164	Attached	127
One Year Ago		One Year Ago		One Year Ago	
Detached	1,380	Detached	1,004	Detached	998
Attached	149	Attached	96	Attached	105
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-6.7%		31.7%		15.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-8.8%		14.8%		13.0%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$270,000	Detached	\$311,287	Detached	100.3%
Attached	\$190,250	Attached	\$201,904	Attached	100.6%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$237,500	Detached	\$275,484	Detached	98.8%
Attached	\$172,000	Attached	\$180,131	Attached	98.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
13.7%		13.0%		1.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
15.2%		15.4%		1.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	608	Detached	21	Detached	0.5
Attached	65	Attached	19	Attached	0.5
One Year Ago		One Year Ago		One Year Ago	
Detached	1,976	Detached	37	Detached	1.9
Attached	199	Attached	27	Attached	1.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-69.2%		-43.2%		-73.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-42.9%		-	

*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.