

# GAAR *Green Sheet* | November 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	964	Detached	1,050	Detached	1,141
Attached	94	Attached	103	Attached	117
One Year Ago		One Year Ago		One Year Ago	
Detached	921	Detached	837	Detached	912
Attached	95	Attached	101	Attached	105
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+4.7%		+25.4%		+25.1%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
-1.1%		+2.0%		+11.4%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$256,000	Detached	\$298,932	Detached	99.7%
Attached	\$175,000	Attached	\$186,471	Attached	99.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$222,950	Detached	\$262,771	Detached	98.3%
Attached	\$167,000	Attached	\$174,440	Attached	98.2%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+14.8%		+13.8%		+1.4%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
+4.8%		+6.9%		+0.8%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	1,084	Detached	20	Detached	1.0
Attached	97	Attached	14	Attached	0.8
One Year Ago		One Year Ago		One Year Ago	
Detached	2,387	Detached	36	Detached	2.3
Attached	215	Attached	34	Attached	2.0
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-54.6%		-44.4%		-56.5%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
-54.9%		-58.8%		-60.0%	

\*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.