

GAAR *Green Sheet* | September 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	1,387	Detached	1,335	Detached	1,217
Attached	159	Attached	166	Attached	120
One Year Ago		One Year Ago		One Year Ago	
Detached	1,256	Detached	1,094	Detached	1,063
Attached	129	Attached	125	Attached	105
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+9.4%		+40.1%		+14.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-7.0%		+7.6%		+0.5%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$256,000	Detached	\$295,531	Detached	99.8%
Attached	\$185,750	Attached	\$191,318	Attached	99.4%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$225,000	Detached	\$261,356	Detached	98.4%
Attached	\$158,500	Attached	\$169,934	Attached	98.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+13.8%		+13.2%		+1.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+9.5%		+7.9%		+0.6%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	1,210	Detached	20	Detached	1.1
Attached	101	Attached	20	Attached	0.8
One Year Ago		One Year Ago		One Year Ago	
Detached	2,384	Detached	34	Detached	2.3
Attached	221	Attached	35	Attached	2.0
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-55.3%		-41.2%		-57.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
N/A		-20.5%		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.