

GAAR *Green Sheet* | May 2017



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	1,836	Detached	1,279	Detached	1,196
Attached	163	Attached	100	Attached	121
One Year Ago		One Year Ago		One Year Ago	
Detached	1,615	Detached	1,060	Detached	1,018
Attached	152	Attached	100	Attached	97
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+13.7%		+20.7%		+17.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+1.4%		+9.9%		+7.4%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$199,950	Detached	\$235,723	Detached	98.2%
Attached	\$139,950	Attached	\$148,228	Attached	97.1%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$190,000	Detached	\$226,609	Detached	98.0%
Attached	\$146,500	Attached	\$151,840	Attached	97.1%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+5.2%		+4.0%		+0.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+4.9%		+5.4%		+0.4%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	3,266	Detached	45	Detached	3.4
Attached	299	Attached	52	Attached	3.3
One Year Ago		One Year Ago		One Year Ago	
Detached	4,062	Detached	49	Detached	4.5
Attached	412	Attached	59	Attached	4.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-19.6%		-8.2%		-24.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-11.5%		-	

*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.