

# GAAR Green Sheet | January 2022



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	910	Detached	907	Detached	799
Attached	76	Attached	98	Attached	94
One Year Ago		One Year Ago		One Year Ago	
Detached	1,086	Detached	1,060	Detached	884
Attached	107	Attached	98	Attached	92
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-16.2%		-14.4%		-9.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-16.2%		-14.4%		-9.6%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$310,000	Detached	\$349,664	Detached	100.3%
Attached	\$210,500	Attached	\$216,379	Attached	100.7%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$257,900	Detached	\$301,289	Detached	99.5%
Attached	\$180,000	Attached	\$186,390	Attached	99.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
20.2%		16.1%		0.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
20.2%		16.1%		0.8%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	599	Detached	21	Detached	0.5
Attached	27	Attached	15	Attached	0.2
One Year Ago		One Year Ago		One Year Ago	
Detached	1,021	Detached	25	Detached	0.9
Attached	95	Attached	13	Attached	0.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-41.3%		-16.0%		-44.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-16.0%		-	

\*Absorption Rate is a measure of how many months of inventory exist on the market based on dividing the end of month inventory by the average 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.