

GAAR Green Sheet | January 2023



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	733	Detached	812	Detached	520
Attached	79	Attached	85	Attached	63
One Year Ago		One Year Ago		One Year Ago	
Detached	922	Detached	808	Detached	807
Attached	75	Attached	89	Attached	94
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-20.5%		0.5%		-35.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-20.5%		0.5%		-35.6%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$316,000	Detached	\$361,750	Detached	98.6%
Attached	\$251,250	Attached	\$266,025	Attached	98.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$310,000	Detached	\$349,266	Detached	100.3%
Attached	\$210,500	Attached	\$216,379	Attached	100.7%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
1.9%		3.6%		-1.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
1.9%		3.6%		-1.7%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	950	Detached	34	Detached	1.1
Attached	58	Attached	26	Attached	0.6
One Year Ago		One Year Ago		One Year Ago	
Detached	736	Detached	20	Detached	0.7
Attached	38	Attached	15	Attached	0.3
% Change (Detached)		% Change (Detached)		% Change (Detached)	
29.1%		70.0%		57.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		70.0%		-	

*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.