

GAAR *Green Sheet* | July 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	1,550	Detached	1,495	Detached	1,471
Attached	150	Attached	145	Attached	135
One Year Ago		One Year Ago		One Year Ago	
Detached	1,563	Detached	1,238	Detached	1,200
Attached	157	Attached	126	Attached	131
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-0.8%		+20.8%		+22.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-9.3%		+4.3%		-1.8%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$251,000	Detached	\$289,677	Detached	99.5%
Attached	\$173,750	Attached	\$183,058	Attached	98.9%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$231,750	Detached	\$264,689	Detached	98.7%
Attached	\$168,900	Attached	\$177,075	Attached	97.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+8.3%		+9.4%		+0.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+8.4%		+5.6%		+0.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	1,260	Detached	26	Detached	1.2
Attached	117	Attached	29	Attached	1.0
One Year Ago		One Year Ago		One Year Ago	
Detached	2,722	Detached	33	Detached	2.7
Attached	271	Attached	35	Attached	2.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-53.7%		-21.2%		-55.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
N/A		-19.5%		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.