

GAAR Green Sheet | July 2021



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	1,569	Detached	1,398	Detached	1,314
Attached	182	Attached	159	Attached	129
One Year Ago		One Year Ago		One Year Ago	
Detached	1,570	Detached	1,334	Detached	1,475
Attached	152	Attached	127	Attached	139
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-0.1%		4.8%		-10.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
0.1%		5.3%		10.1%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$300,000	Detached	\$349,999	Detached	101.9%
Attached	\$205,000	Attached	\$218,898	Attached	101.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$251,000	Detached	\$289,645	Detached	99.5%
Attached	\$175,000	Attached	\$183,243	Attached	98.9%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
19.5%		20.8%		2.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
18.7%		19.5%		2.0%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	981	Detached	11	Detached	0.8
Attached	81	Attached	12	Attached	0.6
One Year Ago		One Year Ago		One Year Ago	
Detached	1,617	Detached	26	Detached	1.5
Attached	161	Attached	30	Attached	1.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-39.3%		-57.7%		-46.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-48.5%		-	

*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.