

GAAR *Green Sheet* | May 2019



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	1,582	Detached	1,312	Detached	1,274
Attached	156	Attached	125	Attached	136
One Year Ago		One Year Ago		One Year Ago	
Detached	1,833	Detached	1,190	Detached	1,221
Attached	157	Attached	109	Attached	126
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-13.7%		+10.3%		4.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-7.6%		+4.6%		+2.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$228,000	Detached	\$266,414	Detached	98.9%
Attached	\$158,000	Attached	\$164,114	Attached	98.2%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$209,000	Detached	\$238,891	Detached	98.3%
Attached	\$154,450	Attached	\$161,149	Attached	97.9%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+9.1%		+11.5%		+0.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+7.5%		+8.2%		+0.3%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	2,273	Detached	33	Detached	2.2
Attached	222	Attached	39	Attached	2.1
One Year Ago		One Year Ago		One Year Ago	
Detached	3,213	Detached	39	Detached	3.3
Attached	285	Attached	46	Attached	2.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-29.3%		-15.4%		-33.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
N/A		-8.3%		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.