

GAAR Green Sheet | June 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	1,334	Detached	1,081	Detached	1,062
Attached	110	Attached	105	Attached	117
One Year Ago		One Year Ago		One Year Ago	
Detached	1,488	Detached	1,198	Detached	1,289
Attached	137	Attached	118	Attached	145
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-10.3%		-9.8%		-17.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-10.9%		-15.1%		-13.3%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$330,000	Detached	\$383,841	Detached	102.2%
Attached	\$230,500	Attached	\$238,449	Attached	103.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$305,000	Detached	\$341,886	Detached	101.7%
Attached	\$214,479	Attached	\$221,670	Attached	101.3%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
8.2%		12.3%		0.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
17.4%		17.4%		1.3%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	1,086	Detached	11	Detached	1.1
Attached	57	Attached	7	Attached	0.5
One Year Ago		One Year Ago		One Year Ago	
Detached	1,140	Detached	11	Detached	1.0
Attached	101	Attached	12	Attached	0.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-4.7%		0.0%		10.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-16.7%		-	

*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.