

GAAR Green Sheet | March 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	1,136	Detached	1,145	Detached	1,020
Attached	115	Attached	103	Attached	111
One Year Ago		One Year Ago		One Year Ago	
Detached	1,309	Detached	1,182	Detached	1,168
Attached	151	Attached	148	Attached	129
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-13.2%		-3.1%		-12.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-12.7%		-12.2%		-13.5%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$325,000	Detached	\$372,002	Detached	102.2%
Attached	\$233,000	Attached	\$245,759	Attached	103.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$271,250	Detached	\$312,111	Detached	100.3%
Attached	\$190,000	Attached	\$201,038	Attached	100.6%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
19.8%		19.2%		1.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
18.9%		17.9%		1.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	523	Detached	17	Detached	0.5
Attached	32	Attached	9	Attached	0.3
One Year Ago		One Year Ago		One Year Ago	
Detached	883	Detached	21	Detached	0.8
Attached	90	Attached	19	Attached	0.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-40.8%		-19.0%		-37.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-25.0%		-	

*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.