

# GAAR *Green Sheet* | May 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	1,432	Detached	1,438	Detached	921
Attached	143	Attached	156	Attached	110
One Year Ago		One Year Ago		One Year Ago	
Detached	1,609	Detached	1,162	Detached	1,288
Attached	161	Attached	110	Attached	136
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-11.0%		+23.8%		-28.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-10.1%		-0.2%		-8.8%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$230,000	Detached	\$263,915	Detached	98.9%
Attached	\$166,500	Attached	\$170,665	Attached	98.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$228,000	Detached	\$266,194	Detached	98.9%
Attached	\$158,000	Attached	\$164,114	Attached	98.2%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+0.9%		+0.9%		+0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+7.0%		+4.6%		+0.3%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	1,494	Detached	23	Detached	1.4
Attached	142	Attached	24	Attached	1.3
One Year Ago		One Year Ago		One Year Ago	
Detached	2,611	Detached	33	Detached	2.6
Attached	266	Attached	39	Attached	2.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-42.8%		-30.3%		-46.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
N/A		-18.2%		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.