

# GAAR Green Sheet | May 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	1,423	Detached	1,428	Detached	1,148
Attached	145	Attached	160	Attached	121
One Year Ago		One Year Ago		One Year Ago	
Detached	1,439	Detached	1,293	Detached	920
Attached	145	Attached	135	Attached	111
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-1.1%		10.4%		24.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-0.7%		13.9%		16.6%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$290,000	Detached	\$333,448	Detached	101.5%
Attached	\$210,000	Attached	\$214,250	Attached	100.7%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$230,000	Detached	\$263,978	Detached	98.9%
Attached	\$167,500	Attached	\$171,582	Attached	98.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
26.1%		26.3%		2.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
19.1%		19.1%		1.9%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	691	Detached	13	Detached	0.6
Attached	56	Attached	11	Attached	0.4
One Year Ago		One Year Ago		One Year Ago	
Detached	1,848	Detached	23	Detached	1.8
Attached	185	Attached	24	Attached	1.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-62.6%		-43.5%		-66.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-44.4%		-	

\*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.