

# GAAR Green Sheet | May 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	1,291	Detached	1,174	Detached	1,049
Attached	132	Attached	141	Attached	105
One Year Ago		One Year Ago		One Year Ago	
Detached	1,438	Detached	1,282	Detached	1,155
Attached	144	Attached	140	Attached	122
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-10.2%		-8.4%		-9.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-11.3%		-14.1%		-12.4%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$340,500	Detached	\$401,326	Detached	102.6%
Attached	\$250,000	Attached	\$257,939	Attached	103.4%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$290,000	Detached	\$332,354	Detached	101.5%
Attached	\$210,500	Attached	\$216,164	Attached	100.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
17.4%		20.8%		1.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
18.2%		18.8%		1.4%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	834	Detached	13	Detached	0.8
Attached	46	Attached	6	Attached	0.4
One Year Ago		One Year Ago		One Year Ago	
Detached	1,002	Detached	13	Detached	0.9
Attached	92	Attached	11	Attached	0.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-16.8%		0.0%		-11.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-20.0%		-	

\*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.