

GAAR Green Sheet | September 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	1,027	Detached	825	Detached	888
Attached	112	Attached	86	Attached	90
One Year Ago		One Year Ago		One Year Ago	
Detached	1,252	Detached	1,130	Detached	1,213
Attached	126	Attached	125	Attached	141
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-18.0%		-27.0%		-26.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-13.5%		-19.5%		-16.8%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$340,000	Detached	\$375,018	Detached	99.3%
Attached	\$248,000	Attached	\$255,273	Attached	100.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$295,000	Detached	\$340,545	Detached	100.8%
Attached	\$221,000	Attached	\$225,636	Attached	100.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
15.3%		10.1%		-1.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
15.8%		14.4%		0.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	1,408	Detached	19	Detached	1.5
Attached	93	Attached	8	Attached	0.9
One Year Ago		One Year Ago		One Year Ago	
Detached	1,155	Detached	13	Detached	1.0
Attached	108	Attached	12	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
21.9%		46.2%		50.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-6.3%		-	

*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.