

GAAR Green Sheet - August 2025



An informative 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	1,087	Detached	868	Detached	782
Attached	117	Attached	74	Attached	88
One Year Ago		One Year Ago		One Year Ago	
Detached	1,075	Detached	829	Detached	827
Attached	131	Attached	93	Attached	76
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+1.1%		+4.7%		-5.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+6.7%		+1.2%		+3.3%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$379,545	Detached	\$442,558	Detached	98.5%
Attached	\$279,450	Attached	\$289,006	Attached	97.3%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$361,000	Detached	\$421,495	Detached	99.1%
Attached	\$261,750	Attached	\$266,832	Attached	98.9%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+5.1%		+5.0%		-0.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+2.5%		+5.2%		-0.3%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	2,163	Detached	39	Detached	2.5
Attached	216	Attached	40	Attached	2.9
One Year Ago		One Year Ago		One Year Ago	
Detached	1,751	Detached	29	Detached	2.1
Attached	156	Attached	18	Attached	1.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+23.5%		+34.5%		+19.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+26.1%		+29.5%	

*The inventory of homes for sale at the end of a given month, divided by the pending sales for the month.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed