

GAAR Green Sheet - December 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	569	Detached	607	Detached	732
Attached	55	Attached	70	Attached	79
One Year Ago		One Year Ago		One Year Ago	
Detached	551	Detached	653	Detached	733
Attached	81	Attached	70	Attached	72
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+3.3%		-7.0%		-0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.7%		-0.1%		+0.7%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$370,000	Detached	\$427,571	Detached	98.3%
Attached	\$266,900	Attached	\$267,160	Attached	98.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$364,000	Detached	\$423,628	Detached	98.4%
Attached	\$259,500	Attached	\$283,753	Attached	99.2%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+1.6%		+0.9%		-0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.0%		+4.5%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,688	Detached	51	Detached	2.8
Attached	162	Attached	52	Attached	2.3
One Year Ago		One Year Ago		One Year Ago	
Detached	1,484	Detached	43	Detached	2.3
Attached	144	Attached	29	Attached	2.1
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+13.7%		+18.6%		+21.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+23.9%		+24.2%	

*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