

GAAR Green Sheet - July 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	1,091	Detached	898	Detached	809
Attached	103	Attached	109	Attached	80
One Year Ago		One Year Ago		One Year Ago	
Detached	1,086	Detached	942	Detached	874
Attached	92	Attached	97	Attached	79
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+0.5%		-4.7%		-7.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+7.6%		+0.7%		+4.7%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$370,000	Detached	\$436,955	Detached	98.6%
Attached	\$280,000	Attached	\$279,972	Attached	98.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$370,305	Detached	\$434,146	Detached	98.9%
Attached	\$270,000	Attached	\$272,865	Attached	99.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-0.1%		+0.6%		-0.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.3%		+5.2%		+0.3%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	2,098	Detached	34	Detached	2.3
Attached	181	Attached	34	Attached	1.7
One Year Ago		One Year Ago		One Year Ago	
Detached	1,623	Detached	29	Detached	1.7
Attached	126	Attached	20	Attached	1.3
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+29.3%		+17.2%		+35.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+25.0%		+31.8%	

*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