

GAAR Green Sheet - June 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	1,158	Detached	860	Detached	833
Attached	114	Attached	82	Attached	89
One Year Ago		One Year Ago		One Year Ago	
Detached	1,044	Detached	900	Detached	761
Attached	115	Attached	82	Attached	71
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+10.9%		-4.4%		+9.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+8.9%		+1.7%		+5.0%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$372,000	Detached	\$436,657	Detached	99.1%
Attached	\$290,000	Attached	\$302,098	Attached	98.3%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$365,000	Detached	\$426,015	Detached	99.2%
Attached	\$270,000	Attached	\$288,120	Attached	99.6%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+1.9%		+2.5%		-0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.9%		+6.1%		0.4%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	2,075	Detached	33	Detached	2.4
Attached	198	Attached	25	Attached	2.4
One Year Ago		One Year Ago		One Year Ago	
Detached	1,576	Detached	28	Detached	1.8
Attached	130	Attached	14	Attached	1.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+31.7%		+17.9%		+33.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+26.1%		+31.1%	

*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