

GAAR Green Sheet - March 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	1,078	Detached	956	Detached	749
Attached	121	Attached	120	Attached	101
One Year Ago		One Year Ago		One Year Ago	
Detached	986	Detached	862	Detached	673
Attached	98	Attached	85	Attached	78
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+9.3%		+10.9%		+11.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+11.5%		+5.4%		+10.0%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$372,995	Detached	\$449,814	Detached	98.7%
Attached	\$279,000	Attached	\$279,794	Attached	98.4%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$351,000	Detached	\$396,556	Detached	99.3%
Attached	\$259,500	Attached	\$264,028	Attached	99.1%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+6.3%		+13.4%		-0.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+6.3%		+9.6%		-0.3%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,573	Detached	45	Detached	2.0
Attached	135	Attached	41	Attached	1.7
One Year Ago		One Year Ago		One Year Ago	
Detached	1,192	Detached	34	Detached	1.6
Attached	86	Attached	30	Attached	1.1
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+32.0%		+32.4%		+25.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+29.7%		~	

Revised 4/16

*The inventory of homes for sale at the end of a given month, divided by the average monthly 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