

GAAR Green Sheet - November 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	728	Detached	726	Detached	584
Attached	97	Attached	75	Attached	65
One Year Ago		One Year Ago		One Year Ago	
Detached	762	Detached	715	Detached	669
Attached	66	Attached	67	Attached	63
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-4.5%		+1.5%		-12.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.7%		+0.4%		+0.7%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$367,780	Detached	\$424,444	Detached	98.2%
Attached	\$275,000	Attached	\$278,955	Attached	97.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$368,945	Detached	\$422,967	Detached	98.4%
Attached	\$275,000	Attached	\$283,545	Attached	98.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-0.3%		+0.3%		-0.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.2%		+4.8%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,941	Detached	49	Detached	2.7
Attached	207	Attached	44	Attached	2.8
One Year Ago		One Year Ago		One Year Ago	
Detached	1,770	Detached	39	Detached	2.5
Attached	150	Attached	29	Attached	2.2
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+9.7%		+25.6%		+8.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+24.5%		+24.4%	

*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