

GAAR Green Sheet - October 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	973	Detached	786	Detached	763
Attached	95	Attached	93	Attached	67
One Year Ago		One Year Ago		One Year Ago	
Detached	935	Detached	798	Detached	783
Attached	103	Attached	87	Attached	66
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+4.1%		-1.5%		-2.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+4.3%		+0.3%		+1.9%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$369,900	Detached	\$433,497	Detached	98.6%
Attached	\$285,000	Attached	\$300,768	Attached	96.9%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$370,000	Detached	\$417,995	Detached	98.6%
Attached	\$295,000	Attached	\$305,233	Attached	98.7%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-0.0%		+3.7%		0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.5%		+5.3%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	2,131	Detached	41	Detached	2.7
Attached	201	Attached	39	Attached	2.2
One Year Ago		One Year Ago		One Year Ago	
Detached	1,850	Detached	38	Detached	2.3
Attached	154	Attached	27	Attached	1.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+15.2%		+7.9%		+17.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+24.4%		+26.7%	

*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