

GAAR Green Sheet - September 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	862	Detached	790	Detached	761
Attached	104	Attached	87	Attached	81
One Year Ago		One Year Ago		One Year Ago	
Detached	1,010	Detached	834	Detached	698
Attached	91	Attached	84	Attached	87
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-14.7%		-5.3%		+9.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+4.4%		+0.5%		+3.9%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$385,000	Detached	\$437,050	Detached	98.6%
Attached	\$277,500	Attached	\$283,012	Attached	98.1%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$359,000	Detached	\$406,273	Detached	98.7%
Attached	\$255,000	Attached	\$264,837	Attached	98.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+7.2%		+7.6%		-0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.0%		+5.5%		-0.3%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	2,109	Detached	43	Detached	2.7
Attached	216	Attached	36	Attached	2.5
One Year Ago		One Year Ago		One Year Ago	
Detached	1,841	Detached	33	Detached	2.2
Attached	149	Attached	17	Attached	1.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+14.6%		+30.3%		+22.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+26.6%		+28.2%	

*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