

# GAAR Green Sheet - April 2026



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	1,082	Detached	973	Detached	780
Attached	114	Attached	95	Attached	82
One Year Ago		One Year Ago		One Year Ago	
Detached	1,150	Detached	927	Detached	787
Attached	113	Attached	83	Attached	78
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-5.9%		+5.0%		-0.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-6.7%		+1.1%		-2.5%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$380,000	Detached	\$439,852	Detached	98.9%
Attached	\$265,000	Attached	\$269,634	Attached	98.2%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$365,000	Detached	\$427,547	Detached	98.9%
Attached	\$265,000	Attached	\$275,036	Attached	98.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+4.1%		+2.9%		0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+2.2%		+0.8%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,651	Detached	38	Detached	1.7
Attached	165	Attached	27	Attached	1.7
One Year Ago		One Year Ago		One Year Ago	
Detached	1,690	Detached	39	Detached	1.8
Attached	159	Attached	30	Attached	1.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-2.3%		-2.6%		-5.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+5.0%		+5.5%	

\*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