

GAAR Green Sheet - April 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	1,150	Detached	927	Detached	787
Attached	113	Attached	83	Attached	78
One Year Ago		One Year Ago		One Year Ago	
Detached	1,086	Detached	925	Detached	780
Attached	128	Attached	107	Attached	84
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+5.9%		+0.2%		+0.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+8.2%		+3.7%		+6.9%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$365,000	Detached	\$427,547	Detached	98.9%
Attached	\$265,000	Attached	\$275,036	Attached	98.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$350,000	Detached	\$409,580	Detached	99.1%
Attached	\$285,000	Attached	\$284,837	Attached	99.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+4.3%		+4.4%		-0.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+6.0%		+8.0%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,690	Detached	39	Detached	1.8
Attached	159	Attached	30	Attached	1.9
One Year Ago		One Year Ago		One Year Ago	
Detached	1,276	Detached	31	Detached	1.4
Attached	107	Attached	18	Attached	1.0
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+32.4%		+25.8%		+32.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+26.6%		+10.0%	

*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