

GAAR Green Sheet | April 2022



An earth-friendly 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	1,266	Detached	1,124	Detached	968
Attached	126	Attached	120	Attached	98
One Year Ago		One Year Ago		One Year Ago	
Detached	1,434	Detached	1,239	Detached	1,122
Attached	148	Attached	131	Attached	128
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-11.7%		-9.3%		-13.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-12.2%		-13.2%		-13.4%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$335,000	Detached	\$388,604	Detached	102.5%
Attached	\$240,000	Attached	\$246,030	Attached	103.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$281,000	Detached	\$328,871	Detached	101.0%
Attached	\$212,500	Attached	\$222,478	Attached	101.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
19.2%		18.2%		1.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
18.5%		18.0%		1.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	698	Detached	13	Detached	0.7
Attached	43	Attached	7	Attached	0.4
One Year Ago		One Year Ago		One Year Ago	
Detached	959	Detached	17	Detached	0.8
Attached	100	Attached	16	Attached	0.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-27.2%		-23.5%		-12.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-22.7%		-	

*Absorption Rate is a measure of how many months of inventory exist on the market based on dividing the end of month inventory by the average pending sales from the last 12 months.
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.