

GAAR *Green Sheet* | August 2020



The Green Sheet is a 1 page overview of the Monthly Statistical Highlights. The Green Sheet values for the previous year may differ from the GAAR Monthly Market reports. The SWMLS market areas include Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County.

| New Listings | | Pending Sales | | Closed Sales | |
|--------------------------------|-------|--------------------------------|-------|--------------------------------|-------|
| Detached | 1,405 | Detached | 1,481 | Detached | 1,265 |
| Attached | 142 | Attached | 145 | Attached | 127 |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | 1,517 | Detached | 1,121 | Detached | 1,248 |
| Attached | 142 | Attached | 115 | Attached | 126 |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| -7.4% | | +32.1% | | +1.4% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| -8.9% | | +6.0% | | -1.3% | |

| Median Sales Price | | Average Sales Price | | % of List Price Received | |
|--------------------------------|-----------|--------------------------------|-----------|--------------------------------|-------|
| Detached | \$259,315 | Detached | \$299,444 | Detached | 99.5% |
| Attached | \$187,000 | Attached | \$198,560 | Attached | 99.8% |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | \$227,000 | Detached | \$258,564 | Detached | 98.7% |
| Attached | \$164,425 | Attached | \$174,746 | Attached | 97.8% |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| +14.2% | | +15.8% | | +0.8% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| +8.3% | | +7.2% | | +0.5% | |

| Inventory of Homes for Sale | | Avg. Days on Market Until Sale | | Absorption Rates* (in months) | |
|--------------------------------|-------|--------------------------------|----|--------------------------------|-----|
| Detached | 1,188 | Detached | 26 | Detached | 1.1 |
| Attached | 116 | Attached | 25 | Attached | 1.0 |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | 2,775 | Detached | 34 | Detached | 2.7 |
| Attached | 263 | Attached | 36 | Attached | 2.5 |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| -57.2% | | -23.5% | | -59.3% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| N/A | | -20.0% | | N/A | |

*The inventory of homes for sale at the end of a given month, divided by the average monthly 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.