

GAAR Green Sheet - December 2023



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 | 549 | Detached | 587 | Detached | 655 |
| Attached | 66 | Attached | 49 | Attached | 67 |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | 582 | Detached | 566 | Detached | 678 |
| Attached | 54 | Attached | 57 | Attached | 85 |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| -5.7% | | 3.7% | | -3.4% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| -15.5% | | -13.7% | | -17.9% | |

| Median Sales Price | | Average Sales Price | | % of List Price Received | |
|-------------------------|-----------|-------------------------|-----------|--------------------------|--------|
| Detached | \$338,045 | Detached | \$387,788 | Detached | 98.9% |
| Attached | 269,000 | Attached | \$319,084 | Attached | 98.8% |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | \$325,000 | Detached | \$370,672 | Detached | 98.9% |
| Attached | \$245,000 | Attached | \$252,057 | Attached | 100.1% |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| 4.0% | | 4.6% | | 0.0% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| 4.5% | | 5.0% | | -1.5% | |

| Inventory of Homes for Sale | | Avg. Days on Market Until Sale | | Absorption Rates* | |
|-----------------------------|-------|--------------------------------|----|-------------------------|-----|
| Detached | 1,225 | Detached | 34 | Detached | 1.7 |
| Attached | 102 | Attached | 34 | Attached | 1.3 |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | 1,237 | Detached | 30 | Detached | 1.4 |
| Attached | 79 | Attached | 19 | Attached | 0.9 |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| -1.0% | | 13.3% | | 21.4% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| ~ | | 70.6% | | ~ | |

*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.