

GAAR Green Sheet - February 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	851	Detached	806	Detached	610
Attached	80	Attached	79	Attached	63
One Year Ago		One Year Ago		One Year Ago	
Detached	915	Detached	771	Detached	638
Attached	94	Attached	98	Attached	73
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-7.0%		+4.5%		-4.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-9.5%		-1.8%		-7.9%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$375,000	Detached	\$429,902	Detached	98.4%
Attached	\$257,000	Attached	\$275,299	Attached	98.2%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$359,500	Detached	\$414,915	Detached	98.8%
Attached	\$267,500	Attached	\$294,008	Attached	98.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+4.3%		+3.6%		-0.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.4%		+3.0%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,587	Detached	54	Detached	2.0
Attached	157	Attached	45	Attached	2.0
One Year Ago		One Year Ago		One Year Ago	
Detached	1,532	Detached	50	Detached	2.0
Attached	145	Attached	34	Attached	1.5
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+3.6%		+8.0%		+0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+8.2%		+7.9%	

*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