

# GAAR Green Sheet - February 2024



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	846	Detached	746	Detached	642
Attached	83	Attached	83	Attached	64
One Year Ago		One Year Ago		One Year Ago	
Detached	739	Detached	681	Detached	622
Attached	70	Attached	73	Attached	64
% Change (Detached)		% Change (Detached)		% Change (Detached)	
14.5%		9.5%		3.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
9.9%		6.9%		0.6%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$340,458	Detached	\$389,869	Detached	98.8%
Attached	\$266,000	Attached	\$268,017	Attached	97.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$325,000	Detached	\$365,108	Detached	98.7%
Attached	\$225,000	Attached	\$238,545	Attached	98.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
4.8%		6.8%		0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
5.4%		5.7%		-0.1%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,110	Detached	41	Detached	1.5
Attached	77	Attached	35	Attached	1.0
One Year Ago		One Year Ago		One Year Ago	
Detached	1,031	Detached	38	Detached	1.2
Attached	59	Attached	26	Attached	0.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
7.7%		7.9%		25.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		11.1%		~	

\*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