

GAAR Green Sheet | April 2021



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	1,415	Detached	1,364	Detached	1,113
Attached	145	Attached	149	Attached	127
One Year Ago		One Year Ago		One Year Ago	
Detached	1,155	Detached	967	Detached	959
Attached	124	Attached	109	Attached	96
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+22.5%		+41.1%		+16.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-0.9%		+18.0%		+14.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$283,375	Detached	\$328,768	Detached	101.0%
Attached	\$215,000	Attached	\$223,222	Attached	101.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$236,000	Detached	\$270,758	Detached	98.9%
Attached	\$163,750	Attached	\$174,195	Attached	97.9%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
20.1%		+21.4%		+2.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+16.4%		+17.2%		+1.6%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	682	Detached	16	Detached	0.6
Attached	70	Attached	16	Attached	0.6
One Year Ago		One Year Ago		One Year Ago	
Detached	1,921	Detached	33	Detached	1.9
Attached	195	Attached	36	Attached	1.8
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-64.5%		-51.5%		-68.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-45.0%		-	

*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.