

GAAR Green Sheet - October 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 | 935 | Detached | 798 | Detached | 783 |
| Attached | 103 | Attached | 87 | Attached | 66 |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | 922 | Detached | 663 | Detached | 726 |
| Attached | 87 | Attached | 76 | Attached | 84 |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| 1.4% | | 20.4% | | 7.9% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| 7.4% | | 2.3% | | -0.1% | |

| Median Sale Price | | Average Sales Price | | % of List Price Received | |
|-------------------------|-----------|-------------------------|-----------|--------------------------|-------|
| Detached | \$370,000 | Detached | \$417,995 | Detached | 98.6% |
| Attached | \$295,000 | Attached | \$305,233 | Attached | 98.7% |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | \$345,000 | Detached | \$394,624 | Detached | 99.0% |
| Attached | \$260,000 | Attached | \$251,620 | Attached | 99.6% |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| 7.2% | | 5.9% | | -0.4% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| 4.3% | | 3.3% | | -0.5% | |

| Inventory of Homes for Sale | | Avg. Days On Market Until Sale | | Absorption Rate (in mos.)* | |
|-----------------------------|-------|--------------------------------|----|----------------------------|-----|
| Detached | 1,850 | Detached | 38 | Detached | 2.5 |
| Attached | 154 | Attached | 27 | Attached | 2.0 |
| One Year Ago | | One Year Ago | | One Year Ago | |
| Detached | 1,535 | Detached | 25 | Detached | 2.1 |
| Attached | 109 | Attached | 27 | Attached | 1.3 |
| % Change (Detached) | | % Change (Detached) | | % Change (Detached) | |
| 20.5% | | 52.0% | | 19.0% | |
| YTD % Change (Detached) | | YTD % Change (Detached) | | YTD % Change (Detached) | |
| ~ | | 17.9% | | ~ | |

*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