

# GAAR Green Sheet - January 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	796	Detached	745	Detached	534
Attached	93	Attached	76	Attached	64
One Year Ago		One Year Ago		One Year Ago	
Detached	905	Detached	809	Detached	604
Attached	108	Attached	83	Attached	74
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-12.0%		-7.9%		-11.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-12.0%		-7.9%		-11.6%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$369,000	Detached	\$415,235	Detached	98.3%
Attached	\$260,000	Attached	\$263,169	Attached	97.6%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$360,000	Detached	\$405,358	Detached	98.3%
Attached	\$271,000	Attached	\$295,712	Attached	97.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+2.5%		+2.4%		0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+2.5%		+2.4%		+0.0%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,616	Detached	51	Detached	2.2
Attached	161	Attached	59	Attached	2.1
One Year Ago		One Year Ago		One Year Ago	
Detached	1,475	Detached	47	Detached	1.8
Attached	158	Attached	40	Attached	1.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+9.6%		+8.5%		+22.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+8.5%		+22.2%	

\*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