

GAAR Green Sheet - January 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	772	Detached	807	Detached	504
Attached	72	Attached	83	Attached	54
One Year Ago		One Year Ago		One Year Ago	
Detached	736	Detached	717	Detached	527
Attached	80	Attached	80	Attached	63
% Change (Detached)		% Change (Detached)		% Change (Detached)	
4.9%		12.6%		-4.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.9%		12.6%		-4.4%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$333,245	Detached	\$376,361	Detached	98.4%
Attached	\$248,750	Attached	\$261,234	Attached	98.2%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$316,000	Detached	\$360,919	Detached	98.6%
Attached	\$252,500	Attached	\$266,088	Attached	98.7%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
5.5%		4.3%		-0.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
5.5%		4.3%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,077	Detached	37	Detached	1.5
Attached	82	Attached	24	Attached	1.1
One Year Ago		One Year Ago		One Year Ago	
Detached	1,093	Detached	34	Detached	1.3
Attached	69	Attached	26	Attached	0.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-1.5%		8.8%		15.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		8.8%		~	

*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