

GAAR Green Sheet | July 2022



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	1,292	Detached	1,066	Detached	948
Attached	116	Attached	114	Attached	108
One Year Ago		One Year Ago		One Year Ago	
Detached	1,583	Detached	1,245	Detached	1,322
Attached	182	Attached	143	Attached	128
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-18.4%		-14.4%		-28.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-12.0%		-16.6%		-15.5%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$334,250	Detached	\$379,627	Detached	101.1%
Attached	\$234,500	Attached	\$246,296	Attached	102.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$300,000	Detached	\$349,438	Detached	101.9%
Attached	\$207,500	Attached	\$219,007	Attached	101.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
11.4%		8.6%		-0.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
16.6%		15.9%		1.0%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	1,261	Detached	12	Detached	1.3
Attached	60	Attached	9	Attached	0.5
One Year Ago		One Year Ago		One Year Ago	
Detached	1,152	Detached	12	Detached	1.1
Attached	106	Attached	12	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
9.5%		0.0%		18.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-17.6%		-	

*Absorption Rate is a measure of how many months of inventory exist on the market based on dividing the end of month inventory by the average 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.