

GAAR Green Sheet - June 2023



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	1,086	Detached	905	Detached	864
Attached	107	Attached	86	Attached	81
One Year Ago		One Year Ago		One Year Ago	
Detached	1,352	Detached	959	Detached	1,096
Attached	112	Attached	95	Attached	119
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-19.7%		-5.6%		-21.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-21.5%		-17.3%		-24.4%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$364,250	Detached	\$413,852	Detached	100.0%
Attached	\$258,000	Attached	\$265,733	Attached	101.7%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$331,389	Detached	\$384,447	Detached	102.2%
Attached	\$234,000	Attached	\$239,833	Attached	103.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
9.9%		7.6%		-2.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
3.7%		3.0%		-2.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	1,129	Detached	23	Detached	1.5
Attached	63	Attached	12	Attached	0.8
One Year Ago		One Year Ago		One Year Ago	
Detached	1,290	Detached	11	Detached	1.3
Attached	69	Attached	7	Attached	0.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-12.5%		109.1%		15.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
Change (Detached)		100.0%			

*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.