

GAAR Green Sheet | June 2021



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	1,472	Detached	1,338	Detached	1,276
Attached	136	Attached	142	Attached	145
One Year Ago		One Year Ago		One Year Ago	
Detached	1,448	Detached	1,420	Detached	1,151
Attached	145	Attached	147	Attached	132
% Change (Detached)		% Change (Detached)		% Change (Detached)	
1.7%		-5.8%		10.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-0.1%		7.5%		15.4%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$305,000	Detached	\$341,350	Detached	101.7%
Attached	\$214,479	Attached	\$221,670	Attached	101.3%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$242,500	Detached	\$279,857	Detached	98.9%
Attached	\$167,950	Attached	\$176,949	Attached	98.2%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
25.8%		22.0%		2.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
18.7%		19.6%		2.0%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	836	Detached	11	Detached	0.7
Attached	62	Attached	12	Attached	0.5
One Year Ago		One Year Ago		One Year Ago	
Detached	1,624	Detached	30	Detached	1.6
Attached	158	Attached	31	Attached	1.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-48.5%		-63.3%		-56.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-48.6%		-	

*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.