

GAAR Green Sheet - June 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	1,044	Detached	900	Detached	761
Attached	115	Attached	82	Attached	71
One Year Ago		One Year Ago		One Year Ago	
Detached	1,112	Detached	796	Detached	890
Attached	107	Attached	82	Attached	85
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-6.1%		13.1%		-14.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
8.9%		3.7%		-0.8%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$365,000	Detached	\$426,015	Detached	99.2%
Attached	\$270,000	Attached	\$288,120	Attached	99.6%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$363,500	Detached	\$414,150	Detached	100.0%
Attached	\$258,000	Attached	\$266,404	Attached	101.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
0.4%		2.9%		-0.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.4%		3.6%		-0.4%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,576	Detached	28	Detached	2.1
Attached	130	Attached	14	Attached	1.7
One Year Ago		One Year Ago		One Year Ago	
Detached	1,316	Detached	24	Detached	1.7
Attached	75	Attached	12	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
19.8%		16.7%		23.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		10.0%		~	

*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