

GAAR *Green Sheet* | March 2020



The Green Sheet is a 1 page overview of the Monthly Statistical Highlights. The Green Sheet values for the previous year may differ from the GAAR Monthly Market reports. The SWMLS market areas include Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County.

New Listings		Pending Sales		Closed Sales	
Detached	1,369	Detached	1,130	Detached	989
Attached	142	Attached	110	Attached	102
One Year Ago		One Year Ago		One Year Ago	
Detached	1,502	Detached	1,216	Detached	982
Attached	154	Attached	117	Attached	101
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-8.9%		-7.1%		+0.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-2.0%		+3.9%		+4.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$238,000	Detached	\$275,186	Detached	98.8%
Attached	\$175,000	Attached	\$181,660	Attached	99.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$213,500	Detached	\$248,701	Detached	98.2%
Attached	\$155,000	Attached	\$168,190	Attached	97.9%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+11.5%		+10.6%		+0.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+11.7%		+7.8%		+0.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	1,626	Detached	37	Detached	1.5
Attached	158	Attached	27	Attached	1.4
One Year Ago		One Year Ago		One Year Ago	
Detached	2,401	Detached	50	Detached	2.4
Attached	243	Attached	49	Attached	2.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-32.3%		-26.0%		-37.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
N/A		-15.7%		N/A	

*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.