

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	941	Detached	870	Detached	769
Attached	92	Attached	93	Attached	95
One Year Ago		One Year Ago		One Year Ago	
Detached	1,144	Detached	1,045	Detached	1,027
Attached	121	Attached	98	Attached	112
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-17.7%		-16.7%		-25.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-19.2%		-16.7%		-25.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$337,000	Detached	\$384,343	Detached	99.3%
Attached	\$246,500	Attached	\$255,064	Attached	100.3%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$325,000	Detached	\$372,380	Detached	102.3%
Attached	\$231,500	Attached	\$245,127	Attached	103.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
3.7%		3.2%		-2.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
3.2%		2.2%		-2.6%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	944	Detached	34	Detached	1.2
Attached	43	Attached	19	Attached	0.5
One Year Ago		One Year Ago		One Year Ago	
Detached	683	Detached	17	Detached	0.6
Attached	44	Attached	9	Attached	0.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
38.2%		100.0%		100.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		94.4%		-	

*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.