

# GAAR Green Sheet - March 2026



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	1,047	Detached	977	Detached	784
Attached	110	Attached	102	Attached	75
One Year Ago		One Year Ago		One Year Ago	
Detached	1,078	Detached	956	Detached	749
Attached	121	Attached	120	Attached	101
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-2.9%		+2.2%		+4.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-7.0%		-0.3%		-3.2%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$365,000	Detached	\$426,754	Detached	98.5%
Attached	\$255,000	Attached	\$266,042	Attached	98.1%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$372,995	Detached	\$449,814	Detached	98.7%
Attached	\$279,000	Attached	\$279,794	Attached	98.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-2.1%		-5.1%		-0.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+1.5%		+0.1%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,611	Detached	47	Detached	1.6
Attached	161	Attached	38	Attached	1.6
One Year Ago		One Year Ago		One Year Ago	
Detached	1,573	Detached	45	Detached	1.6
Attached	135	Attached	41	Attached	1.1
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+2.4%		+4.4%		+0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+7.0%		+5.5%	

\*The inventory of homes for sale at the end of a given month, divided by the pending sales for the month.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed