

# GAAR Green Sheet - March 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	986	Detached	862	Detached	673
Attached	98	Attached	85	Attached	78
One Year Ago		One Year Ago		One Year Ago	
Detached	957	Detached	788	Detached	776
Attached	91	Attached	87	Attached	96
% Change (Detached)		% Change (Detached)		% Change (Detached)	
3.0%		9.4%		-13.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
9.9%		6.9%		0.6%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$351,000	Detached	\$396,556	Detached	99.3%
Attached	\$259,500	Attached	\$264,028	Attached	99.1%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$338,330	Detached	\$385,588	Detached	99.3%
Attached	\$246,750	Attached	\$255,532	Attached	100.3%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
3.7%		2.8%		0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
5.4%		5.7%		-0.1%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,192	Detached	34	Detached	1.6
Attached	86	Attached	30	Attached	1.1
One Year Ago		One Year Ago		One Year Ago	
Detached	1,081	Detached	34	Detached	1.3
Attached	51	Attached	19	Attached	0.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
10.3%		0.0%		23.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		11.1%		~	

\*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