

GAAR Green Sheet - May 2023



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	1,067	Detached	929	Detached	812
Attached	102	Attached	107	Attached	81
One Year Ago		One Year Ago		One Year Ago	
Detached	1,309	Detached	1,052	Detached	1,060
Attached	134	Attached	129	Attached	105
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-18.5%		-11.7%		-23.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-22.1%		-17.9%		-25.5%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$351,750	Detached	\$411,379	Detached	100.2%
Attached	\$275,000	Attached	\$266,386	Attached	101.6%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$340,900	Detached	\$401,560	Detached	102.6%
Attached	\$250,000	Attached	\$257,939	Attached	103.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
3.2%		2.4%		-2.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
3.7%		1.9%		-2.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	999	Detached	27	Detached	1.3
Attached	43	Attached	8	Attached	0.5
One Year Ago		One Year Ago		One Year Ago	
Detached	1,028	Detached	12	Detached	1.0
Attached	62	Attached	6	Attached	0.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-2.8%		125.0%		30.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
5% Change (Detached)		93.8%			

*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.