

GAAR Green Sheet - May 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	1,161	Detached	927	Detached	871
Attached	100	Attached	80	Attached	84
One Year Ago		One Year Ago		One Year Ago	
Detached	1,247	Detached	950	Detached	818
Attached	119	Attached	106	Attached	85
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-6.9%		-2.4%		+6.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-6.8%		+0.3%		-0.5%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$375,000	Detached	\$438,903	Detached	98.9%
Attached	\$272,500	Attached	\$286,117	Attached	98.7%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$365,000	Detached	\$429,028	Detached	98.9%
Attached	\$280,000	Attached	\$278,342	Attached	98.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+2.7%		+2.3%		0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+2.3%		+1.1%		-0.1%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,841	Detached	39	Detached	2.0
Attached	170	Attached	33	Attached	2.1
One Year Ago		One Year Ago		One Year Ago	
Detached	1,872	Detached	37	Detached	2.0
Attached	170	Attached	24	Attached	1.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-1.7%		+5.4%		0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+5.0%		+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