

GAAR Green Sheet - April 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	1,086	Detached	925	Detached	780
Attached	128	Attached	107	Attached	84
One Year Ago		One Year Ago		One Year Ago	
Detached	865	Detached	807	Detached	686
Attached	89	Attached	73	Attached	76
% Change (Detached)		% Change (Detached)		% Change (Detached)	
25.5%		14.6%		13.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
12.6%		5.2%		0.7%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$350,000	Detached	\$409,580	Detached	99.1%
Attached	\$285,000	Attached	\$284,837	Attached	99.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$343,000	Detached	\$390,910	Detached	100.0%
Attached	\$263,500	Attached	\$266,695	Attached	100.9%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
2.0%		4.8%		-0.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.5%		4.6%		-0.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,276	Detached	31	Detached	1.7
Attached	107	Attached	18	Attached	1.3
One Year Ago		One Year Ago		One Year Ago	
Detached	1,030	Detached	26	Detached	1.3
Attached	62	Attached	21	Attached	0.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
23.9%		19.2%		30.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		9.1%		~	

*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