

# GAAR Green Sheet | November 2021



An earth-friendly 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	849	Detached	1,024	Detached	1,056
Attached	86	Attached	105	Attached	133
One Year Ago		One Year Ago		One Year Ago	
Detached	968	Detached	940	Detached	1,144
Attached	94	Attached	94	Attached	116
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-12.3%		8.9%		-7.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-2.9%		1.0%		4.0%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$310,000	Detached	\$363,280	Detached	100.3%
Attached	\$225,000	Attached	\$230,257	Attached	100.9%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$256,000	Detached	\$298,705	Detached	99.7%
Attached	\$175,000	Attached	\$184,974	Attached	99.3%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
21.1%		21.6%		0.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
17.6%		17.4%		1.6%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	722	Detached	16	Detached	0.6
Attached	56	Attached	13	Attached	0.4
One Year Ago		One Year Ago		One Year Ago	
Detached	1,398	Detached	20	Detached	1.3
Attached	128	Attached	14	Attached	1.1
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-48.4%		-20.0%		-53.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-44.8%		-	

\*Absorption Rate is a measure of how many months of inventory exist on the market based on dividing the end of month inventory by the average 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.