

# GAAR Green Sheet | November 2022



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	701	Detached	637	Detached	663
Attached	82	Attached	93	Attached	85
One Year Ago		One Year Ago		One Year Ago	
Detached	851	Detached	906	Detached	1,064
Attached	88	Attached	92	Attached	133
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-17.6%		-29.7%		-37.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-14.4%		-22.1%		-19.7%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$328,000	Detached	\$379,212	Detached	98.9%
Attached	\$245,000	Attached	\$236,289	Attached	98.7%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$310,000	Detached	\$362,617	Detached	100.3%
Attached	\$225,000	Attached	\$230,257	Attached	100.9%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
5.8%		4.6%		-1.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
13.8%		13.5%		0.2%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	1,355	Detached	28	Detached	1.5
Attached	79	Attached	14	Attached	0.8
One Year Ago		One Year Ago		One Year Ago	
Detached	886	Detached	16	Detached	0.8
Attached	73	Attached	13	Attached	0.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
52.9%		75.0%		87.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		0.0%		-	

\*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.