

# GAAR Green Sheet | October 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	1,181	Detached	1,217	Detached	1,161
Attached	111	Attached	135	Attached	122
One Year Ago		One Year Ago		One Year Ago	
Detached	1,368	Detached	1,197	Detached	1,236
Attached	151	Attached	114	Attached	126
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-13.7%		1.7%		-6.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-2.3%		1.3%		5.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$292,900	Detached	\$337,732	Detached	100.5%
Attached	\$218,000	Attached	\$220,422	Attached	99.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$264,000	Detached	\$308,476	Detached	99.7%
Attached	\$175,250	Attached	\$185,087	Attached	99.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
10.9%		9.5%		0.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
16.7%		17.0%		1.7%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	890	Detached	14	Detached	0.8
Attached	68	Attached	14	Attached	0.5
One Year Ago		One Year Ago		One Year Ago	
Detached	1,537	Detached	21	Detached	1.4
Attached	156	Attached	17	Attached	1.3
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-42.1%		-33.3%		-42.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-46.7%		-	

\*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.