

GAAR Green Sheet | October



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	920	Detached	819	Detached	784
Attached	85	Attached	93	Attached	76
One Year Ago		One Year Ago		One Year Ago	
Detached	1,191	Detached	1,103	Detached	1,164
Attached	114	Attached	128	Attached	124
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-22.8%		-25.7%		-32.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-14.2%		-20.9%		-18.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$335,000	Detached	\$387,346	Detached	99.2%
Attached	\$229,000	Attached	\$229,460	Attached	99.4%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$292,920	Detached	\$337,653	Detached	100.5%
Attached	\$218,000	Attached	\$220,819	Attached	99.9%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
14.4%		14.7%		-1.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
15.2%		14.4%		0.3%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	1,407	Detached	23	Detached	1.5
Attached	92	Attached	13	Attached	1.0
One Year Ago		One Year Ago		One Year Ago	
Detached	1,072	Detached	15	Detached	1.0
Attached	86	Attached	14	Attached	0.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
31.3%		53.3%		50.0%	
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.