

GAAR Green Sheet | September 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	1,236	Detached	1,265	Detached	1,209
Attached	124	Attached	147	Attached	140
One Year Ago		One Year Ago		One Year Ago	
Detached	1,396	Detached	1,195	Detached	1,235
Attached	161	Attached	148	Attached	121
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-11.5%		5.9%		-2.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-1.2%		2.7%		6.6%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$295,000	Detached	\$340,821	Detached	100.8%
Attached	\$222,000	Attached	\$226,433	Attached	100.9%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$256,000	Detached	\$294,933	Detached	99.8%
Attached	\$186,500	Attached	\$191,493	Attached	99.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
15.2%		15.6%		1.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
17.3%		18.2%		1.8%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates (months)*	
Detached	938	Detached	13	Detached	0.8
Attached	78	Attached	12	Attached	0.6
One Year Ago		One Year Ago		One Year Ago	
Detached	1,538	Detached	21	Detached	1.4
Attached	140	Attached	20	Attached	1.2
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-39.0%		-38.1%		-42.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		-48.4%		-	

*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.