

# GAAR Green Sheet - October 2023



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	908	Detached	744	Detached	723
Attached	88	Attached	79	Attached	82
One Year Ago		One Year Ago		One Year Ago	
Detached	934	Detached	734	Detached	803
Attached	85	Attached	86	Attached	76
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-2.8%		1.4%		-10.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-17.4%		-15.0%		-20.0%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$345,000	Detached	\$393,623	Detached	99.0%
Attached	260,000	Attached	\$249,170	Attached	99.7%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$335,000	Detached	\$386,174	Detached	99.1%
Attached	229,000	Attached	\$229,460	Attached	99.4%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
3.0%		1.9%		-0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+4.5%		+5.1%		-1.7%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	1,406	Detached	26	Detached	1.9
Attached	98	Attached	16	Attached	1.2
One Year Ago		One Year Ago		One Year Ago	
Detached	1,546	Detached	23	Detached	1.7
Attached	101	Attached	13	Attached	1.1
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-9.1%		13.0%		11.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		+75%		-	

\*The inventory of homes for sale at the end of a given month, divided by the average monthly 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.