

# GAAR Green Sheet - November 2023



An informative 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	731	Detached	647	Detached	638
Attached	69	Attached	68	Attached	66
One Year Ago		One Year Ago		One Year Ago	
Detached	704	Detached	558	Detached	679
Attached	83	Attached	89	Attached	85
% Change (Detached)		% Change (Detached)		% Change (Detached)	
3.8%		15.9%		-6.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-16.0%		-14.0%		-19.0%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$349,990	Detached	\$396,965	Detached	98.9%
Attached	\$265,500	Attached	\$267,519	Attached	99.3%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$325,000	Detached	\$377,280	Detached	98.9%
Attached	\$245,000	Attached	\$236,289	Attached	98.7%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
7.7%		5.2%		0.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.8%		5.1%		-1.5%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	1,402	Detached	29	Detached	1.9
Attached	95	Attached	15	Attached	1.2
One Year Ago		One Year Ago		One Year Ago	
Detached	1,488	Detached	27	Detached	1.7
Attached	86	Attached	14	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-5.8%		7.4%		11.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		75.0%		~	

\*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.