

GAAR Green Sheet - August 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	1,066	Detached	968	Detached	865
Attached	107	Attached	100	Attached	80
One Year Ago		One Year Ago		One Year Ago	
Detached	1,128	Detached	936	Detached	1,020
Attached	114	Attached	87	Attached	102
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-5.5%		3.4%		-15.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-19.8%		-15.6%		-21.9%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$359,990	Detached	\$420,720	Detached	99.6%
Attached	\$254,000	Attached	\$257,285	Attached	100.7%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$330,000	Detached	\$377,168	Detached	99.8%
Attached	\$247,500	Attached	\$250,209	Attached	100.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
9.1%		11.5%		-0.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.5%		5.0%		-2.0%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	1,204	Detached	26	Detached	1.6
Attached	87	Attached	11	Attached	1.1
One Year Ago		One Year Ago		One Year Ago	
Detached	1,444	Detached	16	Detached	1.5
Attached	90	Attached	10	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-16.6%		62.5%		6.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
Change (Detached)		100.0%			

*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.