

GAAR Green Sheet - April 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	854	Detached	893	Detached	679
Attached	88	Attached	82	Attached	75
One Year Ago		One Year Ago		One Year Ago	
Detached	1,297	Detached	1,003	Detached	972
Attached	130	Attached	108	Attached	100
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-34.2%		-11.0%		-30.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-19.2%		-16.7%		-25.2%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$344,040	Detached	\$391,772	Detached	100.0%
Attached	\$262,000	Attached	\$265,584	Attached	101.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$335,000	Detached	\$389,419	Detached	102.5%
Attached	\$240,000	Attached	\$245,329	Attached	103.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
2.7%		0.6%		-2.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
3.2%		2.2%		-2.6%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	886	Detached	27	Detached	1.1
Attached	48	Attached	16	Attached	0.6
One Year Ago		One Year Ago		One Year Ago	
Detached	898	Detached	13	Detached	0.9
Attached	62	Attached	7	Attached	0.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-1.3%		107.7%		22.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		94.4%		-	

*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.