

GAAR Green Sheet - July 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	982	Detached	937	Detached	790
Attached	107	Attached	93	Attached	89
One Year Ago		One Year Ago		One Year Ago	
Detached	1,309	Detached	975	Detached	951
Attached	115	Attached	107	Attached	108
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-25.0%		-3.9%		-16.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-21.8%		-17.1%		-23.0%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$350,000	Detached	\$410,075	Detached	100.1%
Attached	\$245,000	Attached	\$260,105	Attached	100.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$334,000	Detached	\$379,271	Detached	101.1%
Attached	\$234,500	Attached	\$246,463	Attached	102.1%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
4.8%		8.1%		-1.0%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
3.3%		3.9%		-2.3%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	1,178	Detached	21	Detached	1.6
Attached	79	Attached	10	Attached	1.0
One Year Ago		One Year Ago		One Year Ago	
Detached	1,443	Detached	12	Detached	1.5
Attached	69	Attached	9	Attached	0.6
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-18.4%		75.0%		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.