

# GAAR Green Sheet - September 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	922	Detached	741	Detached	763
Attached	98	Attached	87	Attached	83
One Year Ago		One Year Ago		One Year Ago	
Detached	1,036	Detached	737	Detached	917
Attached	116	Attached	73	Attached	92
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-11.0%		0.5%		-16.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-18.8%		-15.4%		-21.1%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$354,990	Detached	\$409,348	Detached	99.1%
Attached	\$255,000	Attached	\$254,695	Attached	100.1%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$340,000	Detached	\$373,748	Detached	99.3%
Attached	\$249,450	Attached	\$256,507	Attached	100.7%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
4.4%		9.5%		-0.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.5%		5.4%		-1.7%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates*	
Detached	1,340	Detached	30	Detached	1.8
Attached	102	Attached	14	Attached	1.2
One Year Ago		One Year Ago		One Year Ago	
Detached	1,550	Detached	19	Detached	1.5
Attached	117	Attached	8	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-13.5%		57.9%		5.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		86.7%		-	

\*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.