

GAAR Green Sheet - February 2025



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	858	Detached	771	Detached	638
Attached	94	Attached	98	Attached	73
One Year Ago		One Year Ago		One Year Ago	
Detached	846	Detached	746	Detached	642
Attached	83	Attached	83	Attached	64
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+1.4%		+3.4%		-0.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+9.5%		+0.1%		+8.4%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$359,500	Detached	\$414,915	Detached	98.8%
Attached	\$267,500	Attached	\$294,008	Attached	98.0%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$340,458	Detached	\$389,869	Detached	98.7%
Attached	\$266,000	Attached	\$268,017	Attached	97.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+5.6%		+6.4%		0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+6.8%		+7.1%		0.0%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,348	Detached	50	Detached	1.7
Attached	127	Attached	34	Attached	1.3
One Year Ago		One Year Ago		One Year Ago	
Detached	977	Detached	41	Detached	1.3
Attached	68	Attached	35	Attached	0.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+38.0%		+22.0%		+33.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+24.4%		+33.3%	

*The inventory of homes for sale at the end of a given month, divided by the pending sales for the month.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed