

GAAR Green Sheet - August 2024



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	1,075	Detached	829	Detached	827
Attached	131	Attached	93	Attached	76
One Year Ago		One Year Ago		One Year Ago	
Detached	1,073	Detached	866	Detached	893
Attached	111	Attached	88	Attached	84
% Change (Detached)		% Change (Detached)		% Change (Detached)	
0.2%		-4.3%		-7.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
7.9%		0.6%		-0.2%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$361,000	Detached	\$421,495	Detached	99.1%
Attached	\$261,750	Attached	\$266,832	Attached	98.9%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$357,690	Detached	\$419,318	Detached	99.6%
Attached	\$255,000	Attached	\$258,676	Attached	100.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
0.9%		0.5%		-0.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.3%		3.4%		-0.5%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,751	Detached	29	Detached	2.4
Attached	156	Attached	18	Attached	2.0
One Year Ago		One Year Ago		One Year Ago	
Detached	1,361	Detached	26	Detached	1.8
Attached	111	Attached	11	Attached	1.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
28.7%		11.5%		33.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		14.3%		~	

*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