

# GAAR Green Sheet - September 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	1,010	Detached	834	Detached	698
Attached	91	Attached	84	Attached	87
One Year Ago		One Year Ago		One Year Ago	
Detached	936	Detached	661	Detached	772
Attached	97	Attached	83	Attached	85
% Change (Detached)		% Change (Detached)		% Change (Detached)	
7.9%		26.2%		-9.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
8.0%		1.7%		-1.1%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$359,000	Detached	\$406,273	Detached	98.7%
Attached	\$255,000	Attached	\$264,837	Attached	98.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$354,945	Detached	\$409,119	Detached	99.1%
Attached	\$265,000	Attached	\$257,762	Attached	100.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
1.1%		-0.7%		-0.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.3%		3.0%		-0.6%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,841	Detached	33	Detached	2.5
Attached	149	Attached	17	Attached	1.9
One Year Ago		One Year Ago		One Year Ago	
Detached	1,485	Detached	30	Detached	2.0
Attached	112	Attached	21	Attached	1.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
24.0%		10.0%		25.0%	
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