

# GAAR Green Sheet - January 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	905	Detached	809	Detached	604
Attached	108	Attached	83	Attached	74
One Year Ago		One Year Ago		One Year Ago	
Detached	772	Detached	807	Detached	504
Attached	72	Attached	83	Attached	54
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+17.2%		+0.2%		+19.8%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+17.2%		+0.2%		+19.8%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$360,000	Detached	\$405,358	Detached	98.3%
Attached	\$271,000	Attached	\$295,712	Attached	97.8%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$333,245	Detached	\$376,361	Detached	98.4%
Attached	\$248,750	Attached	\$261,234	Attached	98.2%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+8.0%		+7.7%		-0.1%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+8.0%		+7.7%		-0.1%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	1,174	Detached	47	Detached	1.5
Attached	137	Attached	40	Attached	1.7
One Year Ago		One Year Ago		One Year Ago	
Detached	891	Detached	37	Detached	1.1
Attached	68	Attached	24	Attached	0.9
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+31.8%		+27.0%		+31.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		+27.0%		+31.4%	

\*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