

GAAR Green Sheet - July 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	1,086	Detached	942	Detached	874
Attached	92	Attached	97	Attached	79
One Year Ago		One Year Ago		One Year Ago	
Detached	996	Detached	862	Detached	797
Attached	106	Attached	86	Attached	89
% Change (Detached)		% Change (Detached)		% Change (Detached)	
9.0%		9.3%		9.7%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
9.2%		3.0%		0.9%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$370,305	Detached	\$434,146	Detached	98.9%
Attached	\$270,000	Attached	\$272,865	Attached	99.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$350,000	Detached	\$409,722	Detached	100.1%
Attached	\$245,000	Attached	\$260,105	Attached	100.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
5.8%		6.0%		-1.2%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
5.1%		4.0%		-0.5%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,623	Detached	29	Detached	2.2
Attached	126	Attached	20	Attached	1.6
One Year Ago		One Year Ago		One Year Ago	
Detached	1,312	Detached	21	Detached	1.7
Attached	96	Attached	10	Attached	1.2
% Change (Detached)		% Change (Detached)		% Change (Detached)	
23.7%		38.1%		29.4%	
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