

# GAAR Green Sheet - May 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	1,191	Detached	947	Detached	858
Attached	101	Attached	94	Attached	91
One Year Ago		One Year Ago		One Year Ago	
Detached	1,074	Detached	839	Detached	830
Attached	102	Attached	95	Attached	82
% Change (Detached)		% Change (Detached)		% Change (Detached)	
10.9%		12.9%		3.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
12.5%		4.5%		1.8%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$372,500	Detached	\$418,399	Detached	99.3%
Attached	\$249,000	Attached	\$260,284	Attached	99.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$351,750	Detached	\$410,353	Detached	100.2%
Attached	\$268,000	Attached	\$265,260	Attached	101.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
5.9%		2.0%		-0.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.5%		3.9%		-0.3%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,479	Detached	28	Detached	2.0
Attached	103	Attached	15	Attached	1.3
One Year Ago		One Year Ago		One Year Ago	
Detached	1,143	Detached	27	Detached	1.5
Attached	60	Attached	8	Attached	0.7
% Change (Detached)		% Change (Detached)		% Change (Detached)	
29.4%		3.7%		33.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		9.7%		~	

\*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