

# GAAR Green Sheet - December 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	551	Detached	653	Detached	733
Attached	81	Attached	70	Attached	72
One Year Ago		One Year Ago		One Year Ago	
Detached	549	Detached	587	Detached	655
Attached	66	Attached	49	Attached	67
% Change (Detached)		% Change (Detached)		% Change (Detached)	
0.4%		11.2%		11.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
8.6%		-0.4%		-4.8%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$364,000	Detached	\$423,628	Detached	98.4%
Attached	\$259,500	Attached	\$283,753	Attached	99.2%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$338,045	Detached	\$387,788	Detached	98.9%
Attached	\$269,000	Attached	\$319,084	Attached	98.8%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
7.7%		9.2%		-0.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
5.8%		4.4%		-1.2%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,484	Detached	43	Detached	2.0
Attached	144	Attached	29	Attached	1.9
One Year Ago		One Year Ago		One Year Ago	
Detached	1,225	Detached	34	Detached	1.7
Attached	102	Attached	34	Attached	1.3
% Change (Detached)		% Change (Detached)		% Change (Detached)	
21.1%		26.5%		17.6%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		27.8%		~	

\*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