

GAAR Green Sheet - November 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	762	Detached	715	Detached	669
Attached	66	Attached	67	Attached	63
One Year Ago		One Year Ago		One Year Ago	
Detached	741	Detached	588	Detached	644
Attached	70	Attached	63	Attached	68
% Change (Detached)		% Change (Detached)		% Change (Detached)	
2.8%		21.6%		3.9%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
7.2%		2.8%		0.3%	

Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$368,945	Detached	\$422,967	Detached	98.4%
Attached	\$275,000	Attached	\$283,545	Attached	98.4%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$349,000	Detached	\$396,014	Detached	98.9%
Attached	\$262,500	Attached	\$265,974	Attached	99.3%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
5.7%		6.8%		-0.5%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
4.2%		3.5%		-0.6%	

Inventory of Homes for Sale		Avg. Days On Market Until Sale		Absorption Rate (in mos.)*	
Detached	1,770	Detached	39	Detached	2.4
Attached	150	Attached	29	Attached	2.0
One Year Ago		One Year Ago		One Year Ago	
Detached	1,512	Detached	29	Detached	2.1
Attached	107	Attached	15	Attached	1.4
% Change (Detached)		% Change (Detached)		% Change (Detached)	
17.1%		34.5%		14.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
~		17.9%		~	

*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