

GAAR *Green Sheet* | February 2021



The Green Sheet is a 1 page overview of the Monthly Statistical Highlights. The Green Sheet values for the previous year may differ from the GAAR Monthly Market reports. The SWMLS market areas include Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County.

New Listings		Pending Sales		Closed Sales	
Detached	1,002	Detached	1,151	Detached	887
Attached	132	Attached	129	Attached	83
One Year Ago		One Year Ago		One Year Ago	
Detached	1,215	Detached	1,007	Detached	817
Attached	115	Attached	115	Attached	96
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-17.5%		+14.3%		+8.6%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
+14.8%		+12.2%		-13.5%	

Median Sales Price		Average Sales Price		% of List Price Received	
Detached	\$265,000	Detached	\$310,801	Detached	99.7%
Attached	\$195,000	Attached	\$204,438	Attached	99.4%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$230,000	Detached	\$266,669	Detached	98.4%
Attached	\$170,000	Attached	\$184,912	Attached	98.0%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+15.2%		+16.5%		+1.3%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
+14.7%		+10.6%		+1.4%	

Inventory of Homes for Sale		Avg. Days on Market Until Sale		Absorption Rates* (in months)	
Detached	617	Detached	26	Detached	0.5
Attached	84	Attached	23	Attached	0.7
One Year Ago		One Year Ago		One Year Ago	
Detached	1,889	Detached	46	Detached	1.8
Attached	170	Attached	32	Attached	1.5
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-67.3%		-43.5%		-72.2%	
% Change (Attached)		% Change (Attached)		% Change (Attached)	
-50.6%		-28.1%		-53.3%	

*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.