Local Market Update for October 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Placitas Area – 180

East of I-25 to Sandia Mountains, South of San Felipe Reservation, North of Sandia Reservation

Single-Family Detached

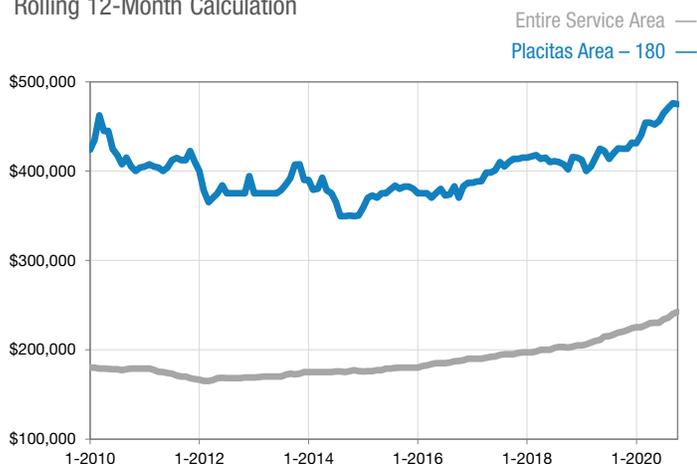| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	22	15	- 31.8%	179	156	- 12.8%
Pending Sales	10	13	+ 30.0%	120	134	+ 11.7%
Closed Sales	10	8	- 20.0%	117	119	+ 1.7%
Days on Market Until Sale	32	48	+ 50.0%	49	63	+ 28.6%
Median Sales Price*	$548,500	$516,570	- 5.8%	$425,000	$479,900	+ 12.9%
Average Sales Price*	$452,574	$557,628	+ 23.2%	$433,377	$490,647	+ 13.2%
Percent of List Price Received*	97.7%	99.3%	+ 1.6%	98.0%	97.7%	- 0.3%
Inventory of Homes for Sale	54	22	- 59.3%	--	--	--
Months Supply of Inventory	4.7	1.8	- 61.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.
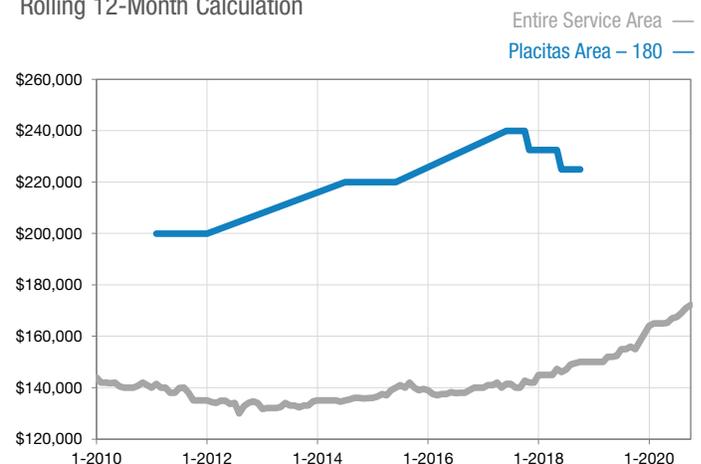
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Placitas Area – 180 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Placitas Area – 180 —

A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.