Local Market Update for July 2020

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

Placitas Area – 180

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

Single-Family Detached	July			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 7-2019**	**Thru 7-2020**	Percent Change
New Listings	22	**21**	- 4.5%	123	**113**	- 8.1%
Pending Sales	14	**25**	+ 78.6%	89	**92**	+ 3.4%
Closed Sales	11	**9**	- 18.2%	82	**71**	- 13.4%
Days on Market Until Sale	40	**59**	+ 47.5%	56	**75**	+ 33.9%
Median Sales Price*	$370,000	**$514,000**	+ 38.9%	$420,000	**$475,000**	+ 13.1%
Average Sales Price*	$391,741	**$514,766**	+ 31.4%	$432,544	**$473,692**	+ 9.5%
Percent of List Price Received*	98.2%	**98.5%**	+ 0.3%	98.1%	**97.6%**	- 0.5%
Inventory of Homes for Sale	48	**32**	- 33.3%	--	**--**	--
Months Supply of Inventory	3.9	**2.8**	- 28.2%	--	**--**	--

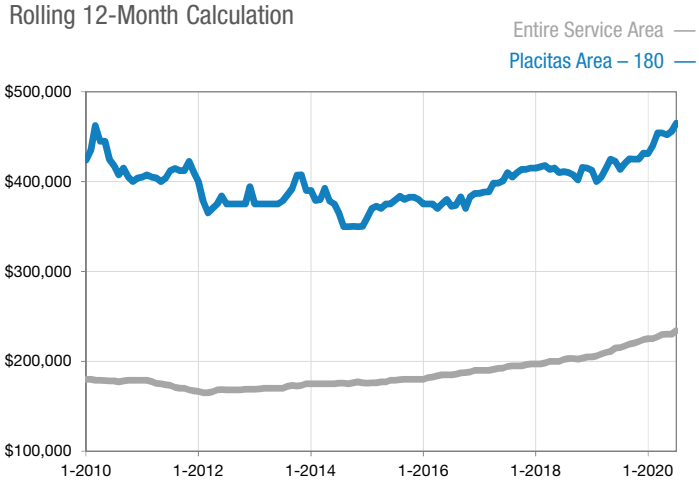
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 7-2019**	**Thru 7-2020**	Percent Change
New Listings	0	**0**	0.0%	0	**1**	--
Pending Sales	0	**1**	--	0	**1**	--
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.

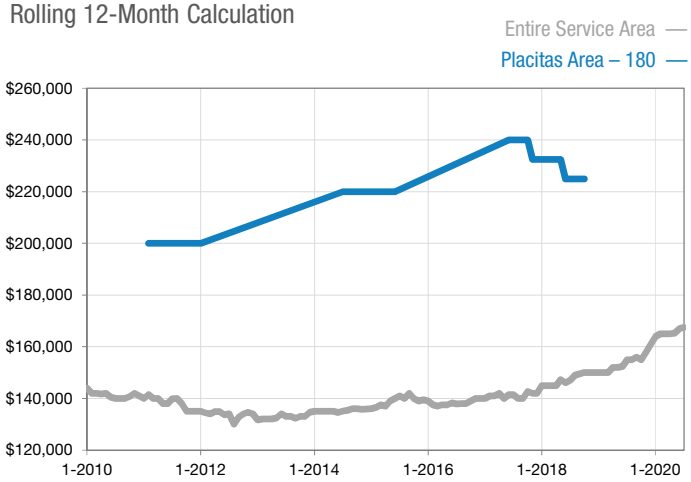
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



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.