

Local Market Update for October 2018

This is 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	13	20	+ 53.8%	179	191	+ 6.7%
Pending Sales	14	22	+ 57.1%	112	138	+ 23.2%
Closed Sales	9	11	+ 22.2%	115	120	+ 4.3%
Days on Market Until Sale	50	97	+ 94.0%	91	86	- 5.5%
Median Sales Price*	\$420,000	\$437,500	+ 4.2%	\$418,000	\$412,500	- 1.3%
Average Sales Price*	\$431,944	\$456,909	+ 5.8%	\$408,733	\$412,683	+ 1.0%
Percent of List Price Received*	97.1%	98.2%	+ 1.1%	96.5%	97.0%	+ 0.5%
Inventory of Homes for Sale	73	55	- 24.7%	--	--	--
Months Supply of Inventory	6.4	4.4	- 31.3%	--	--	--

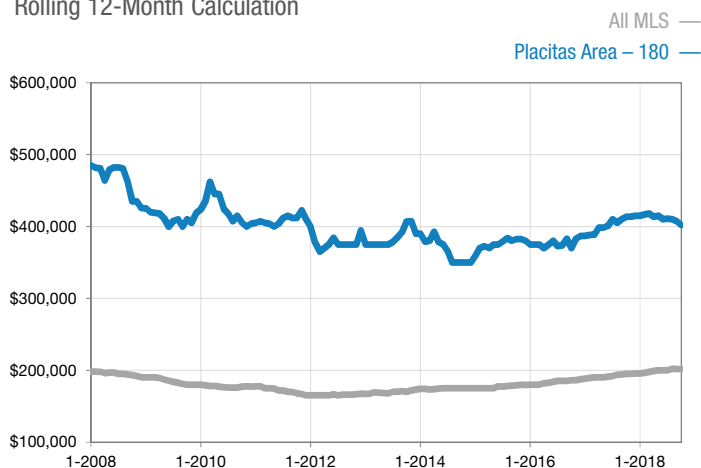
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	0	0	0.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	74	--	--
Median Sales Price*	--	--	--	\$240,000	--	--
Average Sales Price*	--	--	--	\$240,000	--	--
Percent of List Price Received*	--	--	--	96.4%	--	--
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.

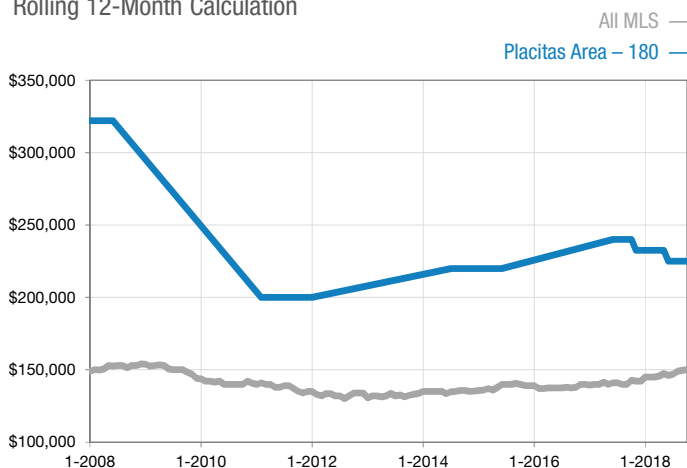
Median Sales Price - Single-Family Detached

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.