

# Local Market Update for August 2024

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          | August    |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                 | 2023      | 2024      | Percent Change | Thru 8-2023  | Thru 8-2024 | Percent Change |
| New Listings                    | 11        | 13        | + 18.2%        | 86           | 100         | + 16.3%        |
| Pending Sales                   | 6         | 13        | + 116.7%       | 62           | 71          | + 14.5%        |
| Closed Sales                    | 9         | 6         | - 33.3%        | 58           | 69          | + 19.0%        |
| Days on Market Until Sale       | 58        | 46        | - 20.7%        | 45           | 48          | + 6.7%         |
| Median Sales Price*             | \$765,000 | \$580,000 | - 24.2%        | \$700,500    | \$675,000   | - 3.6%         |
| Average Sales Price*            | \$722,111 | \$669,450 | - 7.3%         | \$689,050    | \$684,247   | - 0.7%         |
| Percent of List Price Received* | 99.5%     | 99.5%     | 0.0%           | 98.8%        | 97.9%       | - 0.9%         |
| Inventory of Homes for Sale     | 26        | 36        | + 38.5%        | --           | --          | --             |
| Months Supply of Inventory      | 3.3       | 4.3       | + 30.3%        | --           | --          | --             |

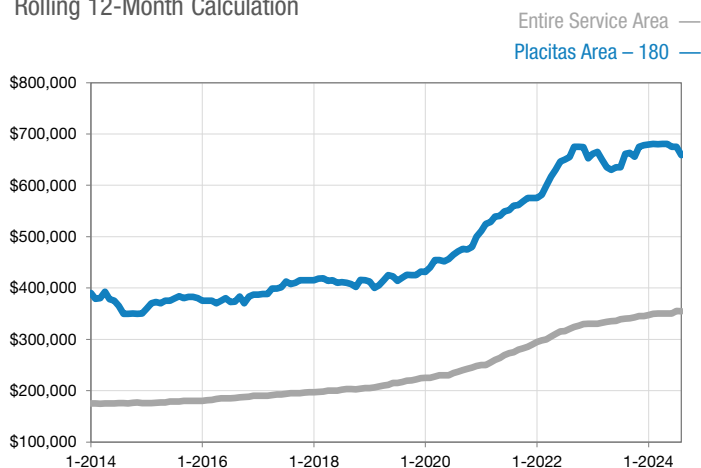
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August |      |                | Year to Date |             |                |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
|                                 | 2023   | 2024 | Percent Change | Thru 8-2023  | Thru 8-2024 | Percent Change |
| New Listings                    | 0      | 0    | 0.0%           | 0            | 0           | 0.0%           |
| 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.

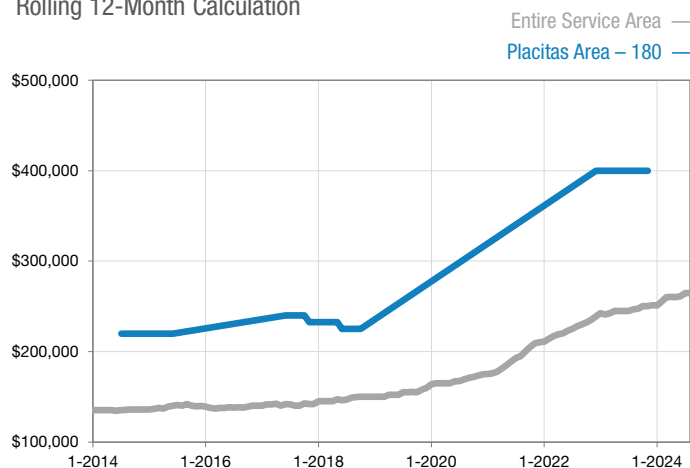
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.