

Local Market Update for October 2023

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	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	12	11	- 8.3%	135	111	- 17.8%
Pending Sales	9	5	- 44.4%	91	75	- 17.6%
Closed Sales	13	7	- 46.2%	95	75	- 21.1%
Days on Market Until Sale	54	40	- 25.9%	23	42	+ 82.6%
Median Sales Price*	\$690,000	\$643,000	- 6.8%	\$675,000	\$675,000	0.0%
Average Sales Price*	\$718,713	\$776,357	+ 8.0%	\$702,484	\$693,932	- 1.2%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	100.9%	98.6%	- 2.3%
Inventory of Homes for Sale	26	31	+ 19.2%	--	--	--
Months Supply of Inventory	2.7	4.2	+ 55.6%	--	--	--

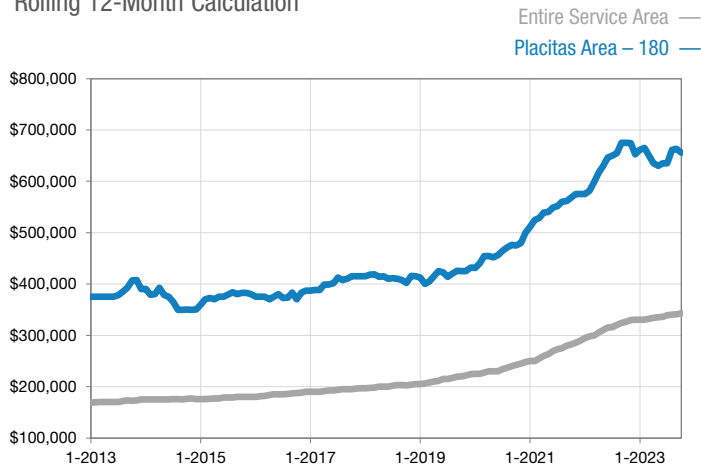
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	1	--	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	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

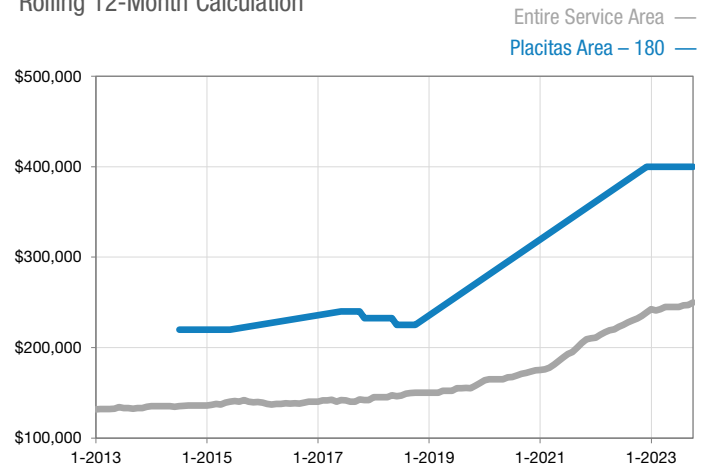
Median Sales Price - Single-Family Detached

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.