Local Market Update for August 2024

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

gaar

Corrales – 130

Sandoval County

Single-Family Detached

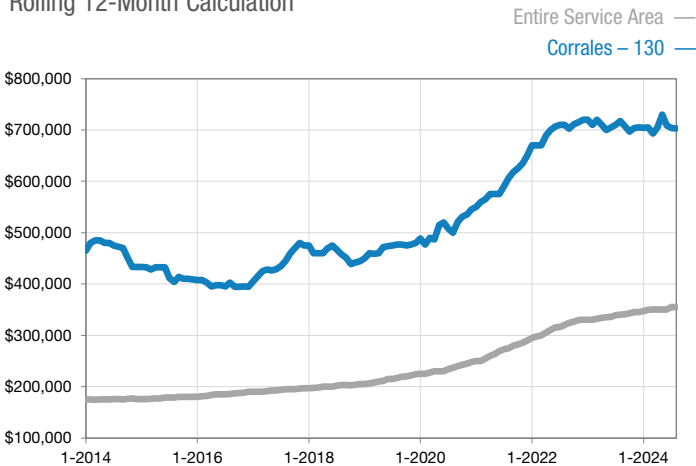| Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	14	10	- 28.6%	87	94	+ 8.0%
Pending Sales	11	7	- 36.4%	78	67	- 14.1%
Closed Sales	15	12	- 20.0%	71	64	- 9.9%
Days on Market Until Sale	34	76	+ 123.5%	55	51	- 7.3%
Median Sales Price*	$815,000	$747,436	- 8.3%	$710,000	$707,000	- 0.4%
Average Sales Price*	$880,700	$863,573	- 1.9%	$807,211	$769,363	- 4.7%
Percent of List Price Received*	97.9%	98.2%	+ 0.3%	97.5%	98.6%	+ 1.1%
Inventory of Homes for Sale	16	27	+ 68.8%	--	--	--
Months Supply of Inventory	1.8	3.6	+ 100.0%	--	--	--

* 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.

Single-Family Attached

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	3	--	6	6	0.0%
Pending Sales	0	2	--	3	3	0.0%
Closed Sales	0	0	0.0%	4	2	- 50.0%
Days on Market Until Sale	--	--	--	6	104	+ 1633.3%
Median Sales Price*	--	--	--	$417,500	$467,500	+ 12.0%
Average Sales Price*	--	--	--	$416,250	$467,500	+ 12.3%
Percent of List Price Received*	--	--	--	99.6%	103.9%	+ 4.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

* 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.
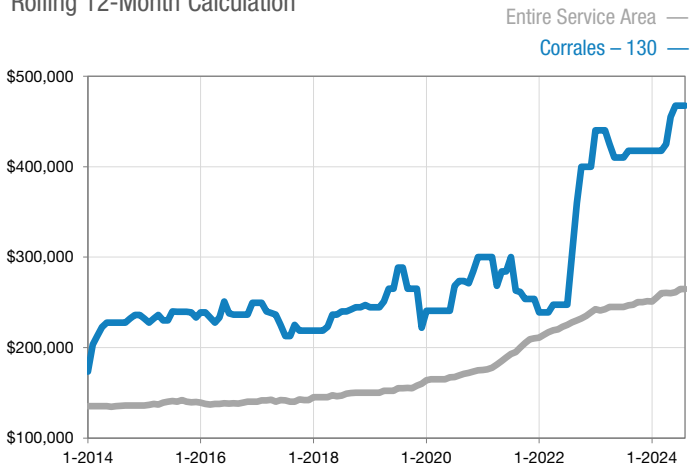
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Corrales – 130 —

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

Entire Service Area —
Corrales – 130 —

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.