Local Market Update for April 2021

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

gaar

Corrales – 130

Sandoval County

Single-Family Detached

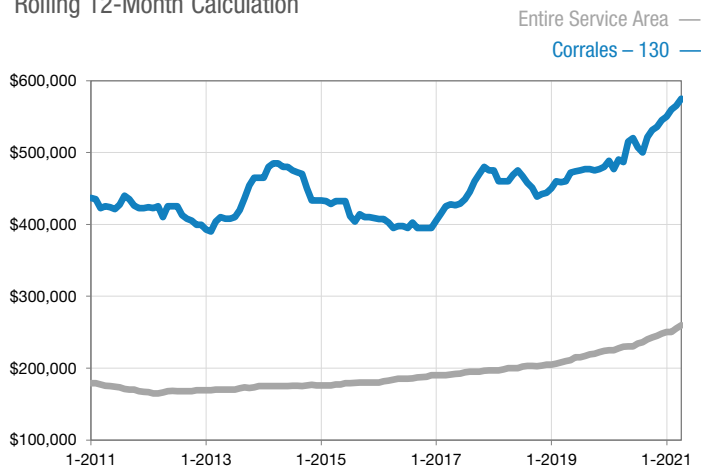| Key Metrics	April 2020	April 2021	Percent Change	Year to Date Thru 4-2020	Year to Date Thru 4-2021	Percent Change
New Listings	15	15	0.0%	65	51	- 21.5%
Pending Sales	11	14	+ 27.3%	48	50	+ 4.2%
Closed Sales	11	16	+ 45.5%	41	48	+ 17.1%
Days on Market Until Sale	91	39	- 57.1%	74	48	- 35.1%
Median Sales Price*	$560,000	$635,000	+ 13.4%	$550,000	$599,000	+ 8.9%
Average Sales Price*	$565,409	$708,067	+ 25.2%	$537,850	$693,387	+ 28.9%
Percent of List Price Received*	96.0%	99.3%	+ 3.4%	96.7%	98.2%	+ 1.6%
Inventory of Homes for Sale	34	13	- 61.8%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--

* 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	April 2020	April 2021	Percent Change	Year to Date Thru 4-2020	Year to Date Thru 4-2021	Percent Change
New Listings	0	1	--	1	2	+ 100.0%
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	3	+ 200.0%
Days on Market Until Sale	11	0	- 100.0%	11	1	- 90.9%
Median Sales Price*	$320,000	$210,000	- 34.4%	$320,000	$260,000	- 18.8%
Average Sales Price*	$320,000	$210,000	- 34.4%	$320,000	$260,000	- 18.8%
Percent of List Price Received*	95.5%	93.3%	- 2.3%	95.5%	95.4%	- 0.1%
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.
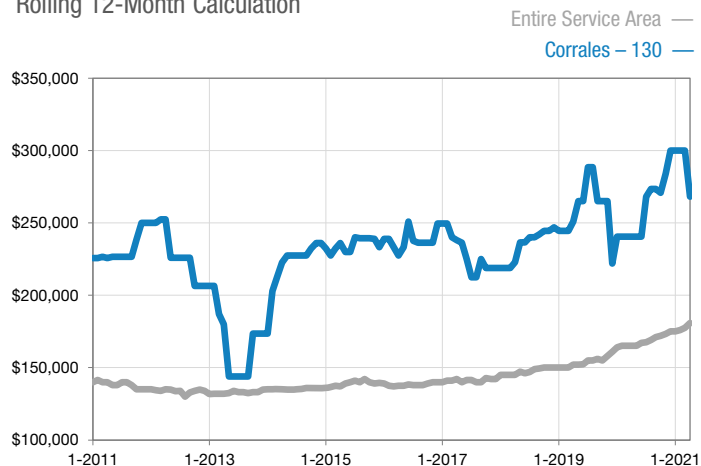
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.