Local Market Update for May 2021

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

gaar

Corrales – 130

Sandoval County

Single-Family Detached

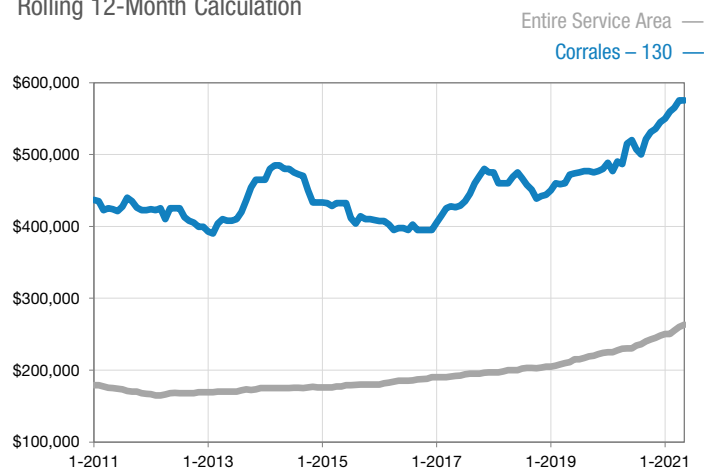| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	13	23	+ 76.9%	78	74	- 5.1%
Pending Sales	12	21	+ 75.0%	60	69	+ 15.0%
Closed Sales	15	14	- 6.7%	56	62	+ 10.7%
Days on Market Until Sale	57	22	- 61.4%	70	42	- 40.0%
Median Sales Price*	$589,500	$655,250	+ 11.2%	$554,500	$630,500	+ 13.7%
Average Sales Price*	$619,523	$808,821	+ 30.6%	$559,726	$719,880	+ 28.6%
Percent of List Price Received*	95.8%	96.3%	+ 0.5%	96.5%	97.8%	+ 1.3%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--

* 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	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Days on Market Until Sale	--	0	--	11	1	- 90.9%
Median Sales Price*	--	$304,000	--	$320,000	$282,000	- 11.9%
Average Sales Price*	--	$304,000	--	$320,000	$271,000	- 15.3%
Percent of List Price Received*	--	101.3%	--	95.5%	96.9%	+ 1.5%
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.
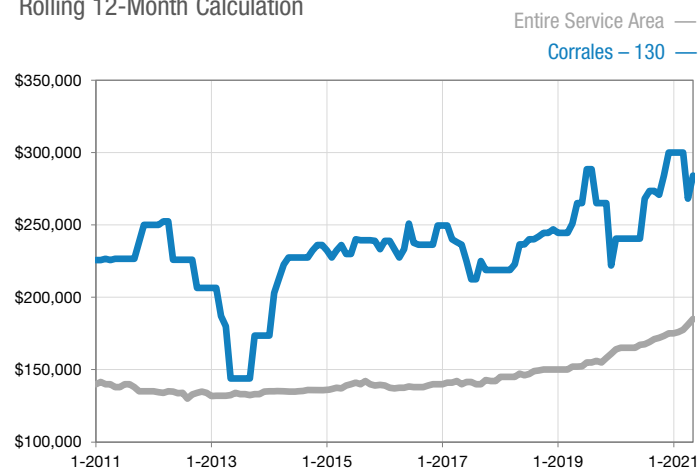
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.