Local Market Update for August 2021

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

gaar

Corrales – 130

Sandoval County

Single-Family Detached

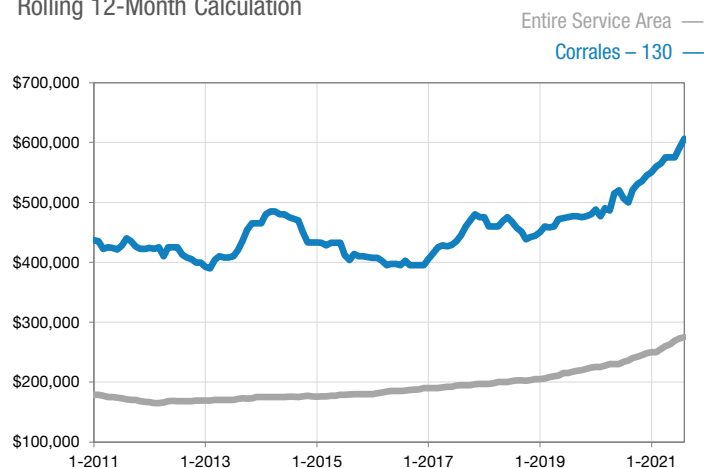| Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	14	**24**	+ 71.4%	125	**127**	+ 1.6%
Pending Sales	14	**15**	+ 7.1%	95	**103**	+ 8.4%
Closed Sales	14	**8**	- 42.9%	95	**98**	+ 3.2%
Days on Market Until Sale	35	**13**	- 62.9%	67	**31**	- 53.7%
Median Sales Price*	$427,500	**$725,000**	+ 69.6%	$531,000	**$630,500**	+ 18.7%
Average Sales Price*	$529,814	**$642,526**	+ 21.3%	$559,608	**$687,963**	+ 22.9%
Percent of List Price Received*	99.2%	**98.8%**	- 0.4%	97.3%	**98.5%**	+ 1.2%
Inventory of Homes for Sale	29	**17**	- 41.4%	--	**--**	--
Months Supply of Inventory	2.6	**1.3**	- 50.0%	--	**--**	--

* 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		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	**0**	0.0%	4	**3**	- 25.0%
Pending Sales	0	**0**	0.0%	4	**3**	- 25.0%
Closed Sales	2	**0**	- 100.0%	4	**4**	0.0%
Days on Market Until Sale	3	**--**	--	4	**1**	- 75.0%
Median Sales Price*	$303,500	**--**	--	$303,500	**$282,000**	- 7.1%
Average Sales Price*	$303,500	**--**	--	$298,808	**$271,000**	- 9.3%
Percent of List Price Received*	104.8%	**--**	--	101.6%	**96.9%**	- 4.6%
Inventory of Homes for Sale	0	**0**	0.0%	--	**--**	--
Months Supply of Inventory	--	**--**	--	--	**--**	--

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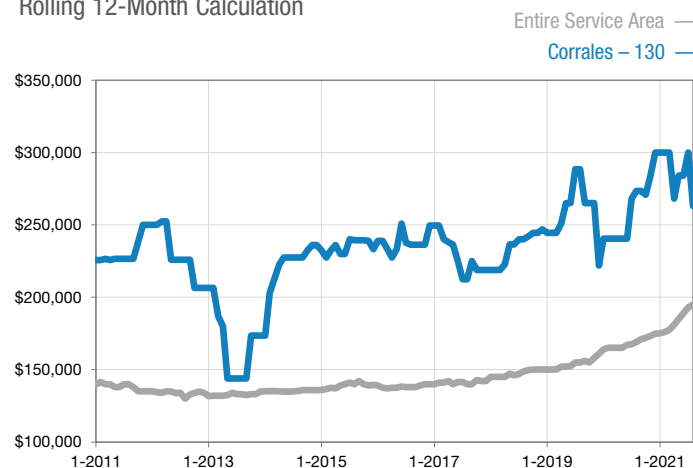
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.