

Local Market Update for July 2023

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



Corrales – 130

Sandoval County

Single-Family Detached

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	17	11	- 35.3%	110	73	- 33.6%
Pending Sales	13	13	0.0%	73	68	- 6.8%
Closed Sales	11	7	- 36.4%	73	56	- 23.3%
Days on Market Until Sale	16	37	+ 131.3%	25	61	+ 144.0%
Median Sales Price*	\$700,000	\$749,000	+ 7.0%	\$707,000	\$697,000	- 1.4%
Average Sales Price*	\$712,682	\$783,786	+ 10.0%	\$792,368	\$787,527	- 0.6%
Percent of List Price Received*	100.6%	99.1%	- 1.5%	100.8%	97.4%	- 3.4%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

* 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.

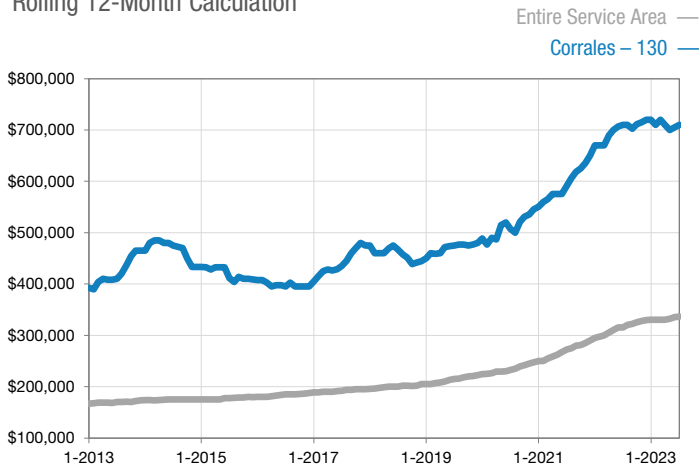
Single-Family Attached

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	1	2	+ 100.0%	2	6	+ 200.0%
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	--	--	--	3	6	+ 100.0%
Median Sales Price*	--	--	--	\$440,000	\$417,500	- 5.1%
Average Sales Price*	--	--	--	\$440,000	\$416,250	- 5.4%
Percent of List Price Received*	--	--	--	97.8%	99.6%	+ 1.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

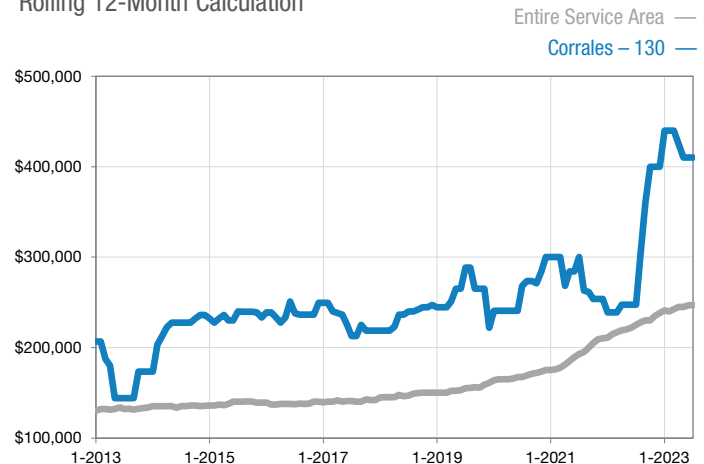
Median Sales Price - Single-Family Detached

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.