

Local Market Update for September 2023

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



Corrales – 130

Sandoval County

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	9	11	+ 22.2%	126	98	- 22.2%
Pending Sales	6	5	- 16.7%	89	83	- 6.7%
Closed Sales	7	7	0.0%	94	78	- 17.0%
Days on Market Until Sale	22	33	+ 50.0%	24	53	+ 120.8%
Median Sales Price*	\$797,000	\$599,000	- 24.8%	\$720,000	\$707,500	- 1.7%
Average Sales Price*	\$829,429	\$829,206	- 0.0%	\$789,472	\$809,185	+ 2.5%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	100.0%	97.6%	- 2.4%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--

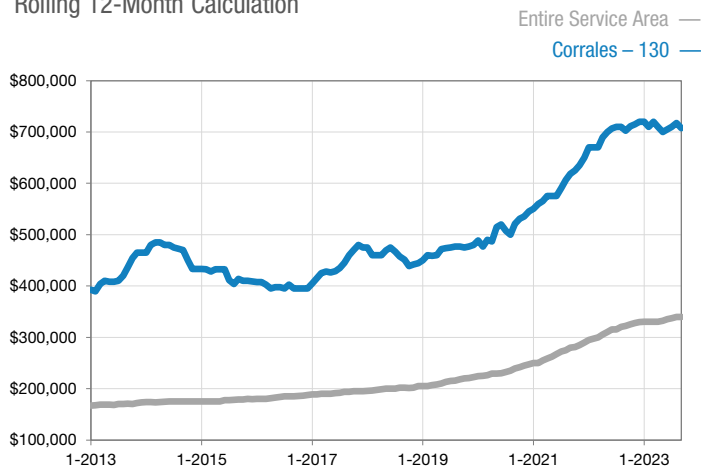
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	0.0%	2	6	+ 200.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	--	--	--	3	6	+ 100.0%
Median Sales Price*	--	--	--	\$400,000	\$417,500	+ 4.4%
Average Sales Price*	--	--	--	\$400,000	\$416,250	+ 4.1%
Percent of List Price Received*	--	--	--	105.1%	99.6%	- 5.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.5	--	--	--	--

* 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.

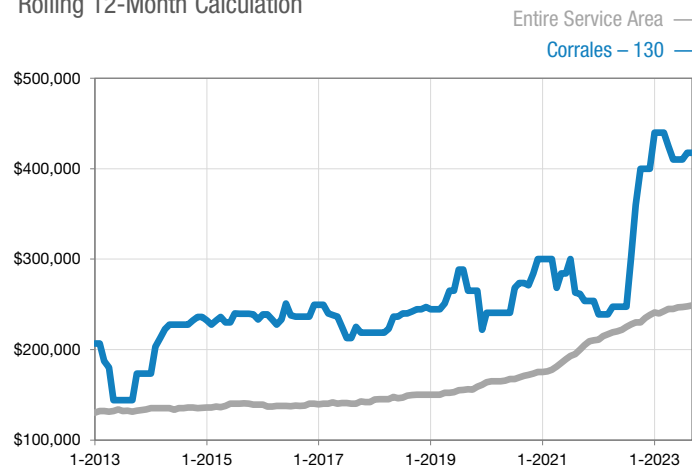
Median Sales Price - Single-Family Detached

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.