Local Market Update for December 2016

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.

gaar

Corrales – 130

Sandoval County

Single-Family Detached

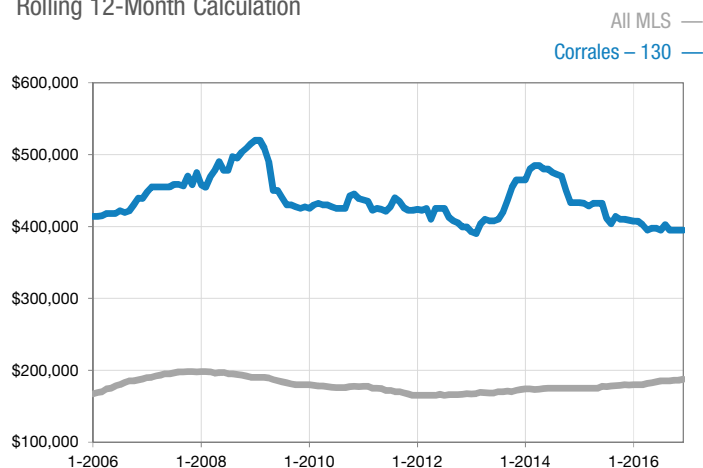| Key Metrics	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	10	13	+ 30.0%	271	274	+ 1.1%
Pending Sales	5	13	+ 160.0%	118	138	+ 16.9%
Closed Sales	11	10	- 9.1%	116	133	+ 14.7%
Days on Market Until Sale	130	32	- 75.4%	85	72	- 15.3%
Median Sales Price*	$405,000	$384,000	- 5.2%	$408,700	$395,000	- 3.4%
Average Sales Price*	$372,136	$447,353	+ 20.2%	$435,718	$429,403	- 1.4%
Percent of List Price Received*	97.0%	98.0%	+ 1.0%	96.9%	97.1%	+ 0.2%
Inventory of Homes for Sale	83	71	- 14.5%	--	--	--
Months Supply of Inventory	8.4	6.2	- 26.2%	--	--	--

* 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

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	1	0	- 100.0%	14	13	- 7.1%
Pending Sales	1	0	- 100.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	6	6	0.0%
Days on Market Until Sale	188	--	--	116	111	- 4.3%
Median Sales Price*	$227,500	--	--	$233,250	$249,609	+ 7.0%
Average Sales Price*	$227,500	--	--	$246,250	$256,620	+ 4.2%
Percent of List Price Received*	92.9%	--	--	99.0%	94.7%	- 4.3%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	8.0	4.2	- 47.5%	--	--	--

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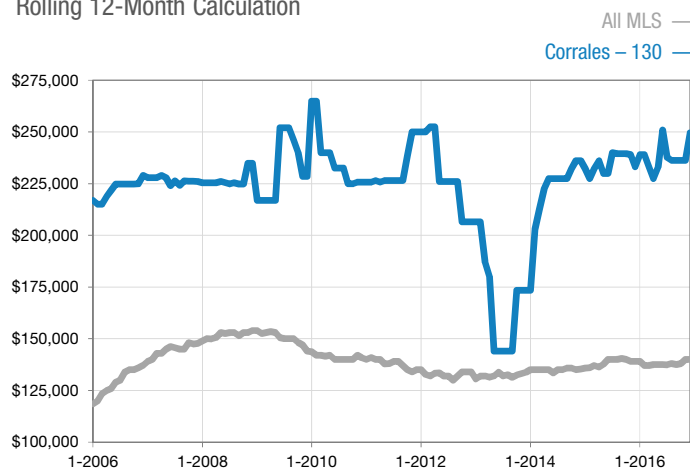
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Corrales – 130 —

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

All MLS —
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.