Local Market Update for December 2024

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

gaar

Corrales – 130

Sandoval County

Single-Family Detached

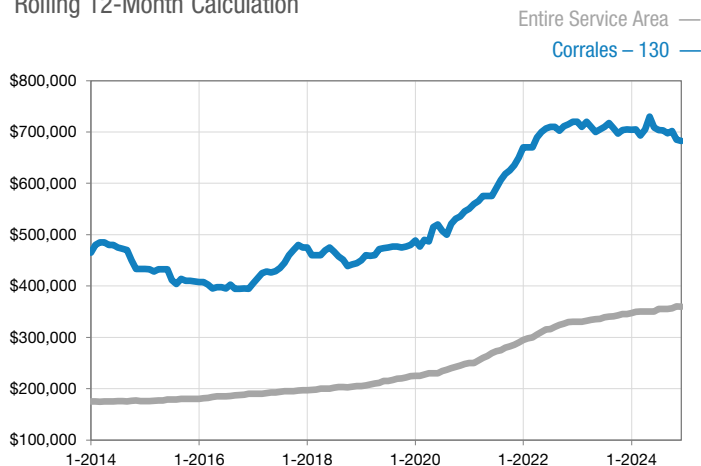| Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	5	7	+ 40.0%	121	141	+ 16.5%
Pending Sales	4	6	+ 50.0%	101	109	+ 7.9%
Closed Sales	8	14	+ 75.0%	101	104	+ 3.0%
Days on Market Until Sale	32	54	+ 68.8%	48	51	+ 6.3%
Median Sales Price*	$800,750	$710,750	- 11.2%	$705,000	$682,450	- 3.2%
Average Sales Price*	$819,625	$911,734	+ 11.2%	$802,360	$767,242	- 4.4%
Percent of List Price Received*	96.8%	97.1%	+ 0.3%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

* 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.

Single-Family Attached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	6	8	+ 33.3%
Pending Sales	1	1	0.0%	4	7	+ 75.0%
Closed Sales	0	1	--	4	6	+ 50.0%
Days on Market Until Sale	--	88	--	6	70	+ 1066.7%
Median Sales Price*	--	$325,000	--	$417,500	$427,500	+ 2.4%
Average Sales Price*	--	$325,000	--	$416,250	$420,667	+ 1.1%
Percent of List Price Received*	--	86.7%	--	99.6%	97.7%	- 1.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.
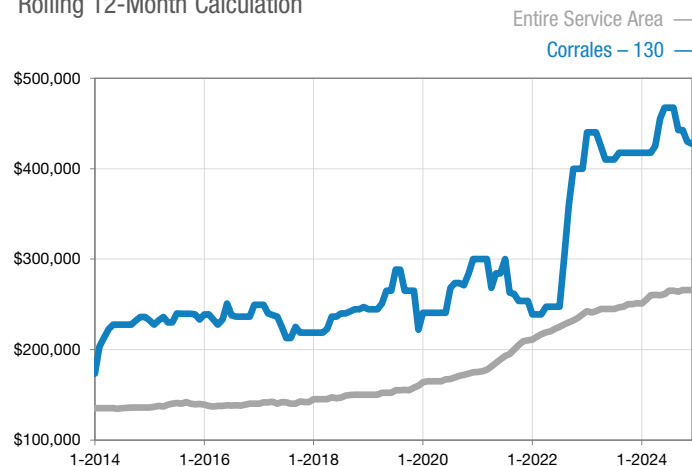
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.