

# Local Market Update for December 2018

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



## Corrales – 130

Sandoval County

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	9	12	+ 33.3%	267	237	- 11.2%
Pending Sales	8	10	+ 25.0%	133	137	+ 3.0%
Closed Sales	14	6	- 57.1%	140	121	- 13.6%
Days on Market Until Sale	88	129	+ 46.6%	67	68	+ 1.5%
Median Sales Price*	\$385,000	\$360,000	- 6.5%	\$475,000	\$444,000	- 6.5%
Average Sales Price*	\$405,179	\$362,983	- 10.4%	\$509,504	\$475,543	- 6.7%
Percent of List Price Received*	96.3%	92.2%	- 4.3%	97.3%	96.9%	- 0.4%
Inventory of Homes for Sale	74	47	- 36.5%	--	--	--
Months Supply of Inventory	6.7	4.1	- 38.8%	--	--	--

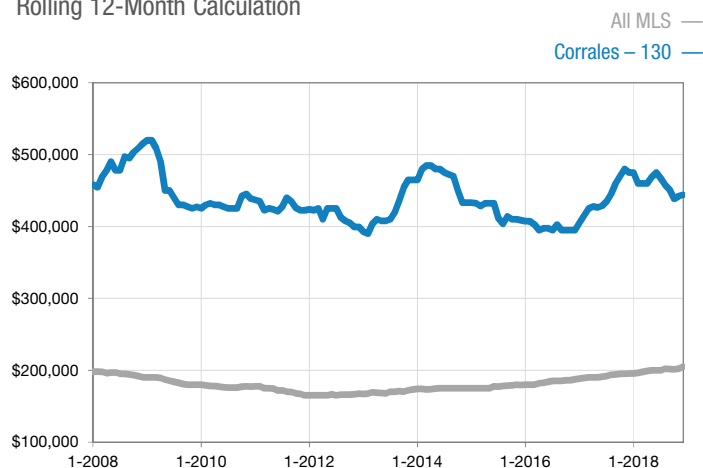
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	0	0.0%	8	10	+ 25.0%
Pending Sales	0	2	--	6	9	+ 50.0%
Closed Sales	0	1	--	6	7	+ 16.7%
Days on Market Until Sale	--	6	--	57	28	- 50.9%
Median Sales Price*	--	\$265,000	--	\$218,750	\$247,000	+ 12.9%
Average Sales Price*	--	\$265,000	--	\$212,583	\$250,571	+ 17.9%
Percent of List Price Received*	--	98.5%	--	96.5%	98.4%	+ 2.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

\* 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.

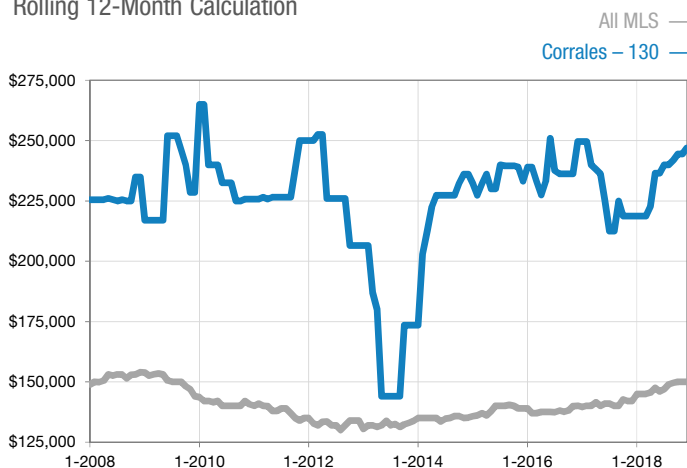
### Median Sales Price - Single-Family Detached

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.