

Local Market Update for August 2019

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



Corrales – 130

Sandoval County

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	21	18	- 14.3%	170	179	+ 5.3%
Pending Sales	13	15	+ 15.4%	90	116	+ 28.9%
Closed Sales	15	10	- 33.3%	80	113	+ 41.3%
Days on Market Until Sale	56	61	+ 8.9%	66	65	- 1.5%
Median Sales Price*	\$350,000	\$542,500	+ 55.0%	\$447,000	\$480,000	+ 7.4%
Average Sales Price*	\$409,693	\$510,840	+ 24.7%	\$475,285	\$521,420	+ 9.7%
Percent of List Price Received*	96.0%	98.3%	+ 2.4%	96.8%	98.3%	+ 1.5%
Inventory of Homes for Sale	77	58	- 24.7%	--	--	--
Months Supply of Inventory	6.8	4.4	- 35.3%	--	--	--

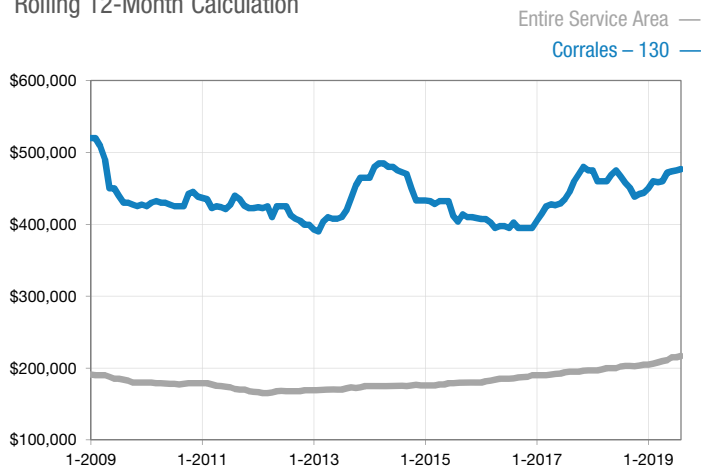
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	0	1	--	7	6	- 14.3%
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	0	0	0.0%	5	6	+ 20.0%
Days on Market Until Sale	--	--	--	22	23	+ 4.5%
Median Sales Price*	--	--	--	\$242,000	\$267,000	+ 10.3%
Average Sales Price*	--	--	--	\$229,800	\$253,817	+ 10.5%
Percent of List Price Received*	--	--	--	98.6%	97.1%	- 1.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	--	--	--	--	--

* 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.

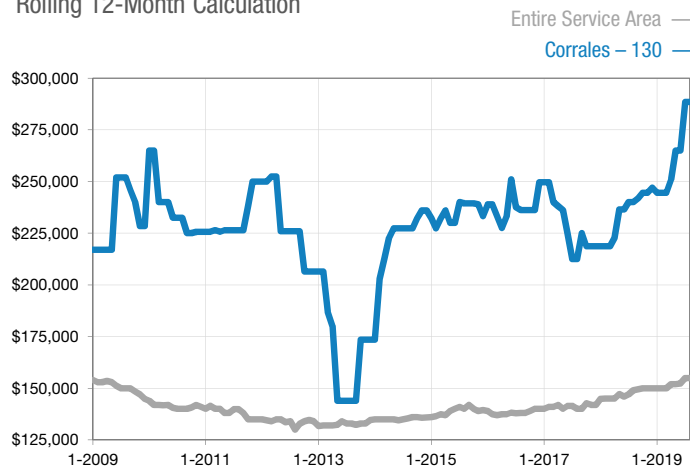
Median Sales Price - Single-Family Detached

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.