

Local Market Update for July 2020

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



Corrales – 130

Sandoval County

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	21	16	- 23.8%	161	111	- 31.1%
Pending Sales	11	10	- 9.1%	101	86	- 14.9%
Closed Sales	16	15	- 6.3%	103	81	- 21.4%
Days on Market Until Sale	66	25	- 62.1%	65	73	+ 12.3%
Median Sales Price*	\$505,000	\$475,000	- 5.9%	\$480,000	\$550,000	+ 14.6%
Average Sales Price*	\$544,656	\$523,143	- 3.9%	\$522,447	\$564,757	+ 8.1%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	98.3%	97.0%	- 1.3%
Inventory of Homes for Sale	64	28	- 56.3%	--	--	--
Months Supply of Inventory	4.9	2.5	- 49.0%	--	--	--

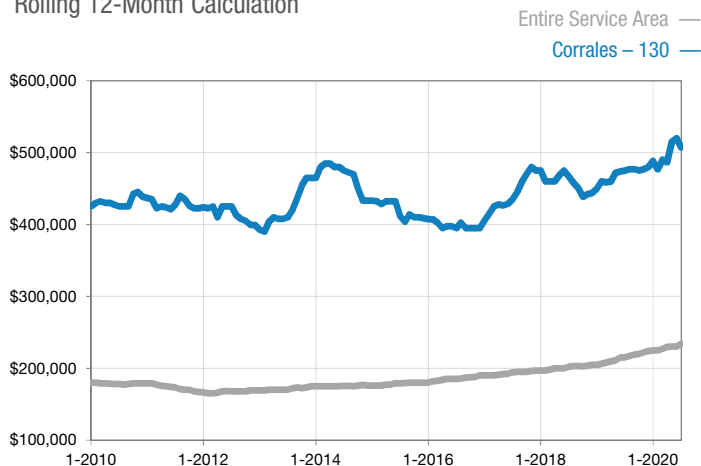
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	0	2	--	5	4	- 20.0%
Pending Sales	0	3	--	4	4	0.0%
Closed Sales	0	1	--	6	2	- 66.7%
Days on Market Until Sale	--	0	--	23	6	- 73.9%
Median Sales Price*	--	\$268,232	--	\$267,000	\$294,116	+ 10.2%
Average Sales Price*	--	\$268,232	--	\$253,817	\$294,116	+ 15.9%
Percent of List Price Received*	--	101.4%	--	97.1%	98.5%	+ 1.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

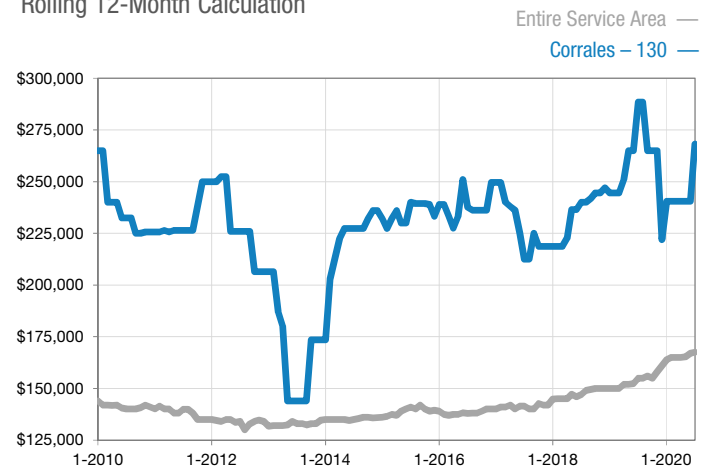
Median Sales Price - Single-Family Detached

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.