Local Market Update for September 2020

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

gaar

Belen – 741

North of Castillo Rd, South of I-25 Bypass, East of I-25, West of Rio Grande River / Hwy 304

Single-Family Detached

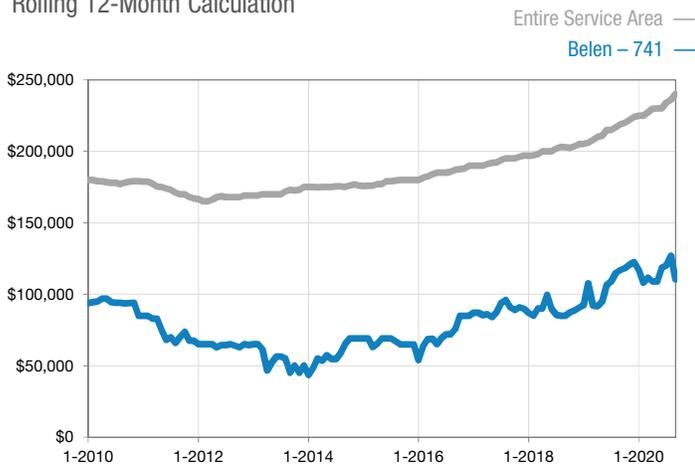| Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	14	9	- 35.7%	93	69	- 25.8%
Pending Sales	5	7	+ 40.0%	63	67	+ 6.3%
Closed Sales	10	6	- 40.0%	61	61	0.0%
Days on Market Until Sale	62	18	- 71.0%	77	59	- 23.4%
Median Sales Price*	$162,450	$74,950	- 53.9%	$122,000	$105,000	- 13.9%
Average Sales Price*	$159,917	$94,983	- 40.6%	$128,436	$136,327	+ 6.1%
Percent of List Price Received*	96.0%	96.4%	+ 0.4%	96.5%	96.8%	+ 0.3%
Inventory of Homes for Sale	40	12	- 70.0%	--	--	--
Months Supply of Inventory	6.7	1.7	- 74.6%	--	--	--

* 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	29	--	--	140	--	--
Median Sales Price*	$88,000	--	--	$115,250	--	--
Average Sales Price*	$88,000	--	--	$115,250	--	--
Percent of List Price Received*	98.9%	--	--	96.9%	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
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.
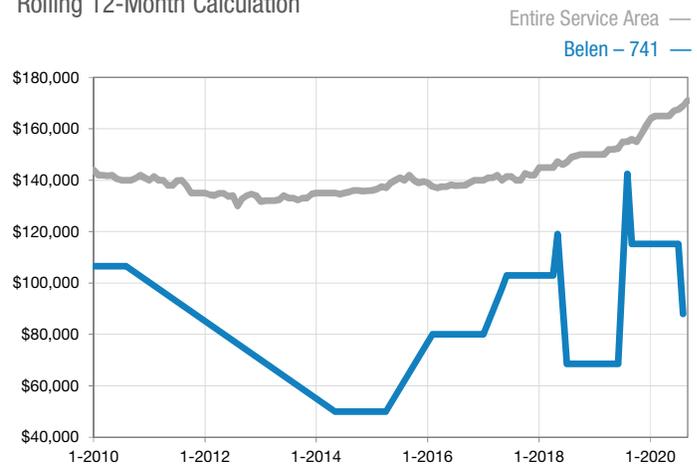
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Belen – 741 —

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

Entire Service Area —
Belen – 741 —

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.