

Local Market Update for July 2020

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



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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	16	8	- 50.0%	71	46	- 35.2%
Pending Sales	9	6	- 33.3%	54	48	- 11.1%
Closed Sales	8	5	- 37.5%	42	44	+ 4.8%
Days on Market Until Sale	62	77	+ 24.2%	83	62	- 25.3%
Median Sales Price*	\$102,000	\$137,500	+ 34.8%	\$104,900	\$99,900	- 4.8%
Average Sales Price*	\$121,767	\$138,300	+ 13.6%	\$115,794	\$134,215	+ 15.9%
Percent of List Price Received*	100.3%	89.6%	- 10.7%	96.7%	96.0%	- 0.7%
Inventory of Homes for Sale	37	13	- 64.9%	--	--	--
Months Supply of Inventory	5.9	2.1	- 64.4%	--	--	--

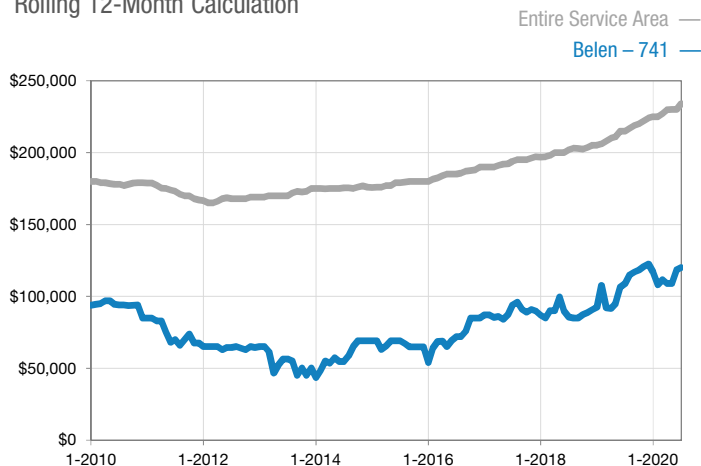
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

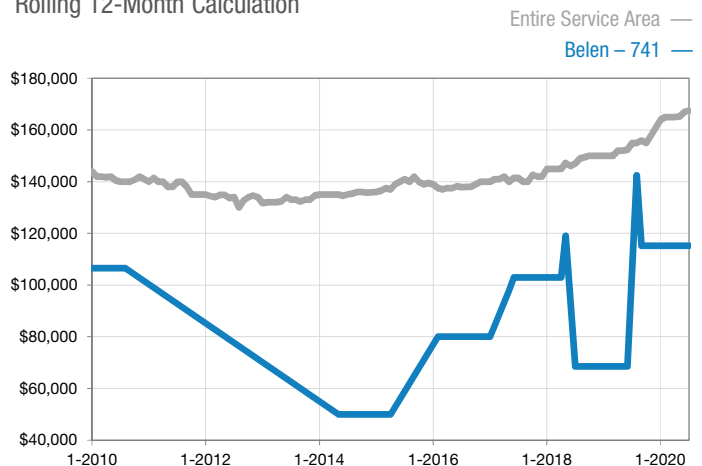
Median Sales Price - Single-Family Detached

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.