# Local Market Update for June 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

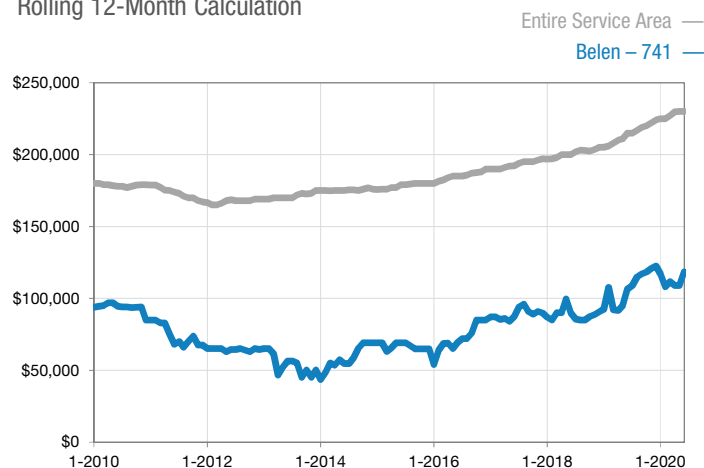| Key Metrics | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 6-2019 | Thru 6-2020 | Percent Change |
| New Listings | 10 | 3 | - 70.0% | 55 | 38 | - 30.9% |
| Pending Sales | 7 | 7 | 0.0% | 45 | 42 | - 6.7% |
| Closed Sales | 9 | 7 | - 22.2% | 34 | 39 | + 14.7% |
| Days on Market Until Sale | 105 | 46 | - 56.2% | 88 | 60 | - 31.8% |
| Median Sales Price* | $95,000 | $140,000 | + 47.4% | $104,900 | $99,900 | - 4.8% |
| Average Sales Price* | $138,091 | $126,246 | - 8.6% | $114,346 | $133,692 | + 16.9% |
| Percent of List Price Received* | 95.7% | 95.3% | - 0.4% | 95.8% | 96.8% | + 1.0% |
| Inventory of Homes for Sale | 32 | 12 | - 62.5% | -- | -- | -- |
| Months Supply of Inventory | 5.3 | 1.8 | - 66.0% | -- | -- | -- |

\* 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

| Key Metrics | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 6-2019 | Thru 6-2020 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| 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.
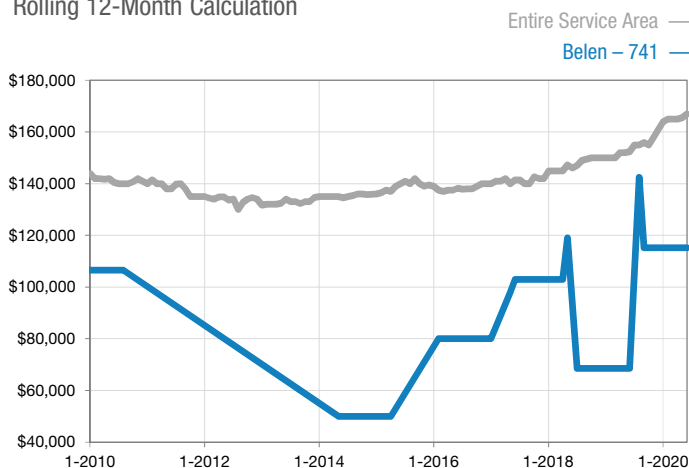
### Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.