

Local Market Update for December 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	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	7	5	- 28.6%	119	89	- 25.2%
Pending Sales	6	7	+ 16.7%	80	81	+ 1.3%
Closed Sales	5	4	- 20.0%	70	79	+ 12.9%
Days on Market Until Sale	53	9	- 83.0%	73	51	- 30.1%
Median Sales Price*	\$107,000	\$143,725	+ 34.3%	\$122,500	\$120,000	- 2.0%
Average Sales Price*	\$88,980	\$183,988	+ 106.8%	\$128,458	\$147,537	+ 14.9%
Percent of List Price Received*	94.8%	102.7%	+ 8.3%	96.3%	98.3%	+ 2.1%
Inventory of Homes for Sale	38	10	- 73.7%	--	--	--
Months Supply of Inventory	5.7	1.5	- 73.7%	--	--	--

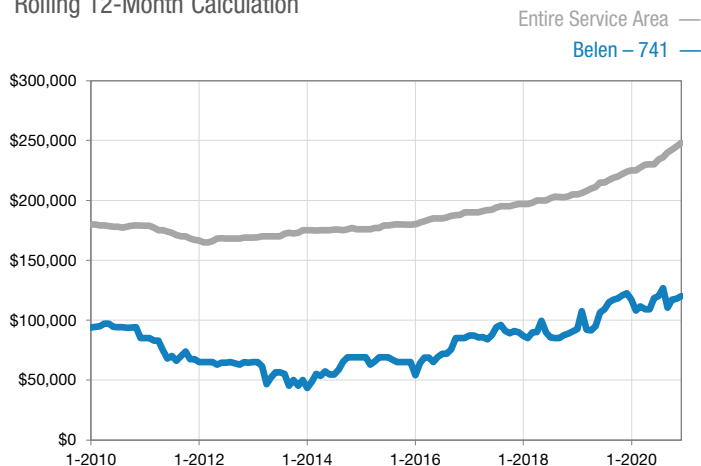
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	--	--	--	140	--	--
Median Sales Price*	--	--	--	\$115,250	--	--
Average Sales Price*	--	--	--	\$115,250	--	--
Percent of List Price Received*	--	--	--	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.

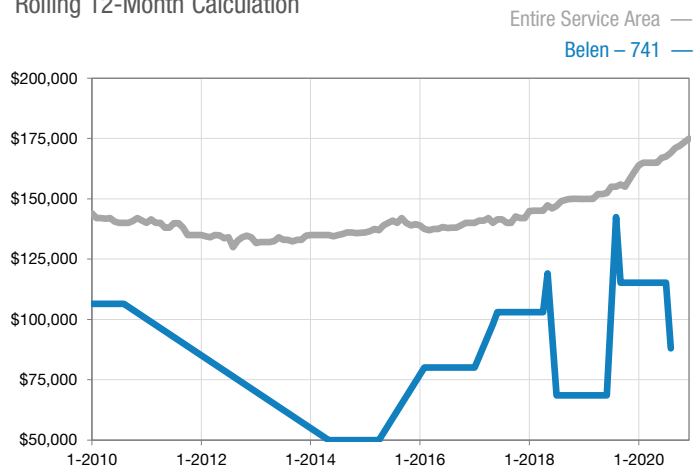
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.