

Local Market Update for February 2017

This is 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 | February | | | Year to Date | | |
|---------------------------------|----------|----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| New Listings | 8 | 9 | + 12.5% | 17 | 16 | - 5.9% |
| Pending Sales | 0 | 4 | -- | 5 | 10 | + 100.0% |
| Closed Sales | 1 | 3 | + 200.0% | 6 | 6 | 0.0% |
| Days on Market Until Sale | 0 | 133 | -- | 94 | 110 | + 17.0% |
| Median Sales Price* | \$63,000 | \$82,000 | + 30.2% | \$36,000 | \$85,500 | + 137.5% |
| Average Sales Price* | \$63,000 | \$83,633 | + 32.8% | \$53,275 | \$121,233 | + 127.6% |
| Percent of List Price Received* | 92.6% | 96.7% | + 4.4% | 93.8% | 94.1% | + 0.3% |
| Inventory of Homes for Sale | 49 | 33 | - 32.7% | -- | -- | -- |
| Months Supply of Inventory | 8.2 | 6.1 | - 25.6% | -- | -- | -- |

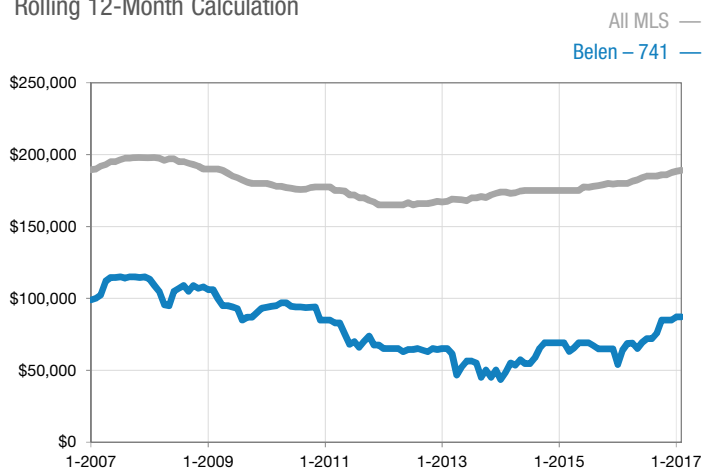
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|----------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| New Listings | 1 | 0 | - 100.0% | 1 | 2 | + 100.0% |
| Pending Sales | 0 | 1 | -- | 0 | 1 | -- |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | 15 | -- | -- | 15 | -- | -- |
| Median Sales Price* | \$80,000 | -- | -- | \$80,000 | -- | -- |
| Average Sales Price* | \$80,000 | -- | -- | \$80,000 | -- | -- |
| Percent of List Price Received* | 97.0% | -- | -- | 97.0% | -- | -- |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 2.0 | + 100.0% | -- | -- | -- |

* 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.

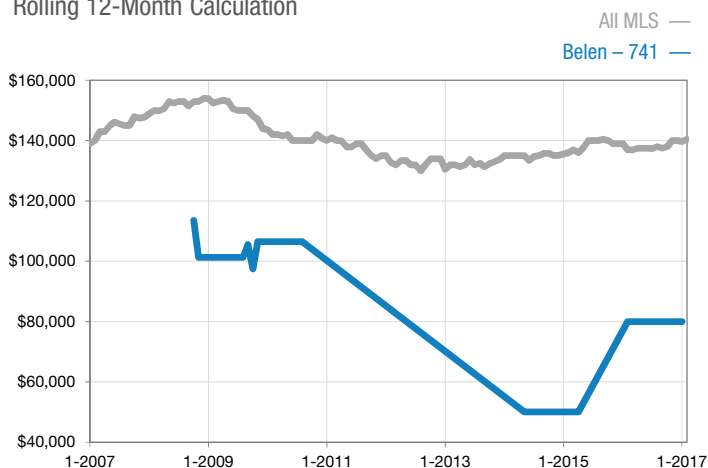
Median Sales Price - Single-Family Detached

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.