

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		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
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%	--	--	--

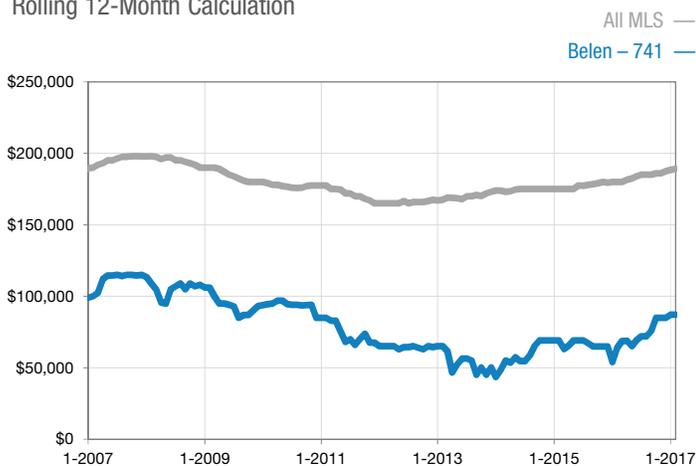
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
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.

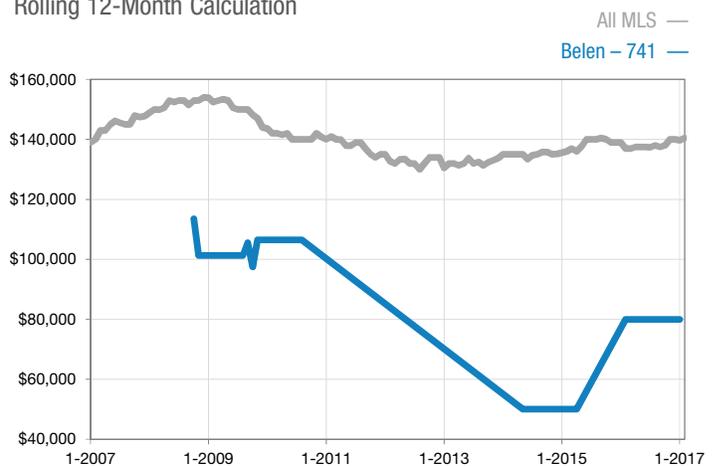
Median Sales Price - Single-Family Detached

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.