

# Local Market Update for August 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	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	8	13	+ 62.5%	79	60	- 24.1%
Pending Sales	4	14	+ 250.0%	58	62	+ 6.9%
Closed Sales	9	11	+ 22.2%	51	55	+ 7.8%
Days on Market Until Sale	63	71	+ 12.7%	80	64	- 20.0%
Median Sales Price*	\$121,250	<b>\$138,000</b>	+ 13.8%	\$117,000	<b>\$114,000</b>	- 2.6%
Average Sales Price*	\$153,875	<b>\$167,327</b>	+ 8.7%	\$122,011	<b>\$140,838</b>	+ 15.4%
Percent of List Price Received*	96.6%	100.5%	+ 4.0%	96.6%	96.9%	+ 0.3%
Inventory of Homes for Sale	37	11	- 70.3%	--	--	--
Months Supply of Inventory	6.3	1.6	- 74.6%	--	--	--

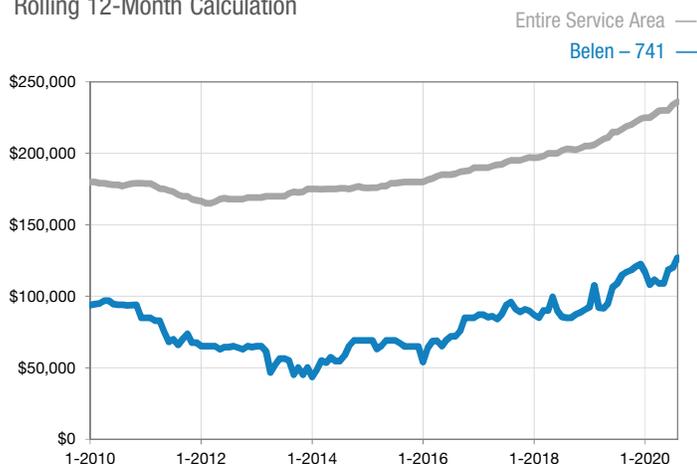
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	1	1	0.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	251	--	--	251	--	--
Median Sales Price*	\$142,500	--	--	\$142,500	--	--
Average Sales Price*	\$142,500	--	--	\$142,500	--	--
Percent of List Price Received*	95.0%	--	--	95.0%	--	--
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.

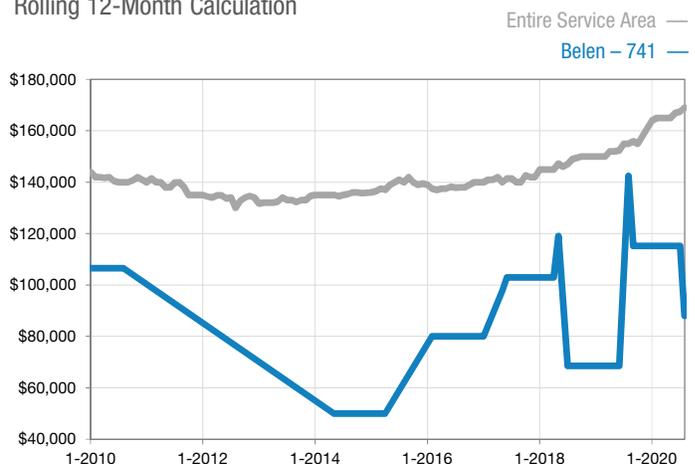
### Median Sales Price - Single-Family Detached

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.