

# Local Market Update for February 2021

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	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	9	15	+ 66.7%	17	19	+ 11.8%
Pending Sales	9	12	+ 33.3%	17	18	+ 5.9%
Closed Sales	6	6	0.0%	16	11	- 31.3%
Days on Market Until Sale	59	88	+ 49.2%	61	68	+ 11.5%
Median Sales Price*	\$83,413	\$153,000	+ 83.4%	\$86,000	\$140,000	+ 62.8%
Average Sales Price*	\$99,401	\$153,667	+ 54.6%	\$98,707	\$143,864	+ 45.7%
Percent of List Price Received*	101.4%	95.3%	- 6.0%	98.8%	96.2%	- 2.6%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	4.1	1.8	- 56.1%	--	--	--

\* 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.

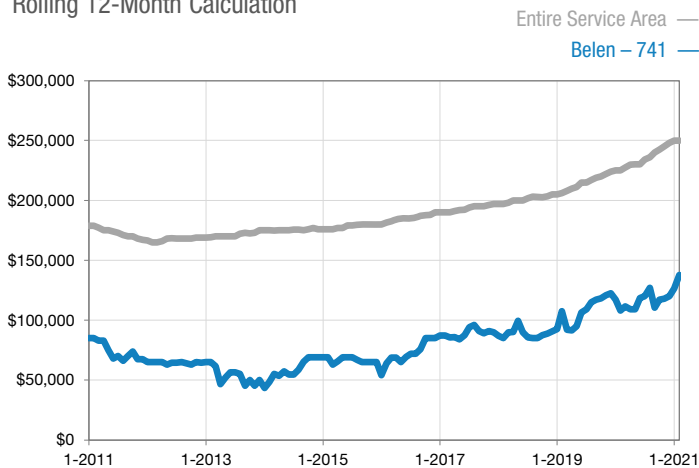
### Single-Family Attached

	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	1	--	0	1	--
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	0	0	0.0%	--	--	--
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.

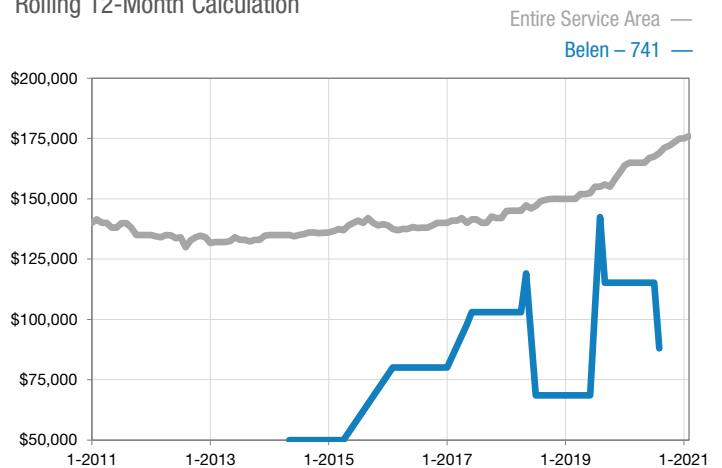
### Median Sales Price - Single-Family Detached

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.