

Local Market Update for March 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	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	3	35	+ 1066.7%	20	54	+ 170.0%
Pending Sales	3	22	+ 633.3%	20	39	+ 95.0%
Closed Sales	10	7	- 30.0%	26	18	- 30.8%
Days on Market Until Sale	80	18	- 77.5%	68	48	- 29.4%
Median Sales Price*	\$106,950	\$138,000	+ 29.0%	\$96,000	\$139,000	+ 44.8%
Average Sales Price*	\$134,220	\$137,057	+ 2.1%	\$112,366	\$141,217	+ 25.7%
Percent of List Price Received*	94.3%	95.6%	+ 1.4%	97.1%	96.0%	- 1.1%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	3.9	2.8	- 28.2%	--	--	--

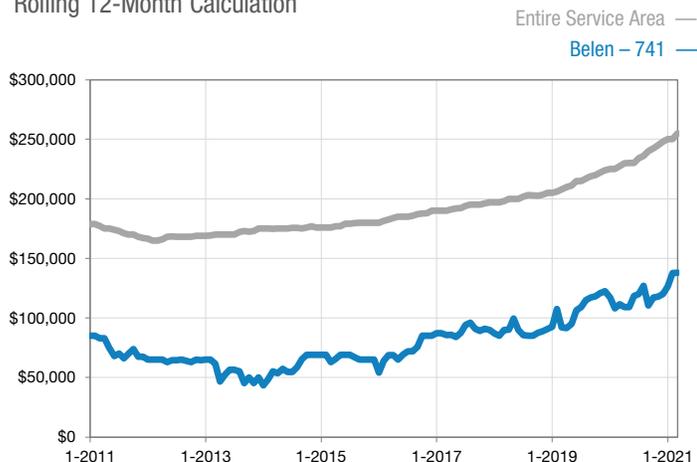
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	184	--	--	184	--
Median Sales Price*	--	\$120,000	--	--	\$120,000	--
Average Sales Price*	--	\$120,000	--	--	\$120,000	--
Percent of List Price Received*	--	96.0%	--	--	96.0%	--
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.

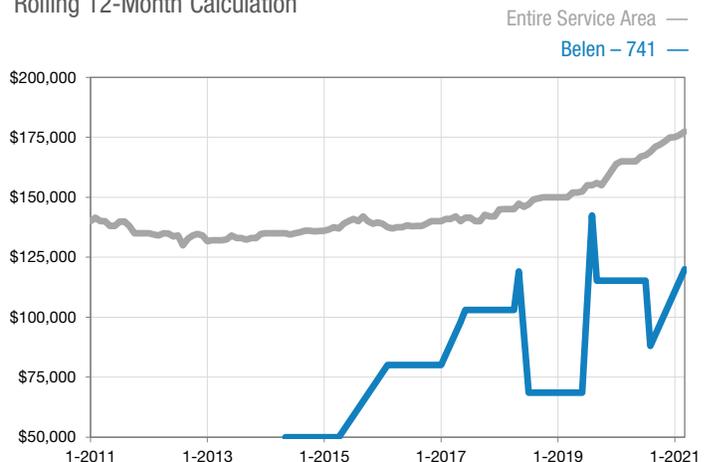
Median Sales Price - Single-Family Detached

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.