

Local Market Update for April 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	9	6	- 33.3%	29	33	+ 13.8%
Pending Sales	5	6	+ 20.0%	25	30	+ 20.0%
Closed Sales	3	12	+ 300.0%	29	30	+ 3.4%
Days on Market Until Sale	35	17	- 51.4%	65	36	- 44.6%
Median Sales Price*	\$92,500	\$167,500	+ 81.1%	\$96,000	\$143,000	+ 49.0%
Average Sales Price*	\$277,613	\$162,167	- 41.6%	\$129,460	\$149,597	+ 15.6%
Percent of List Price Received*	96.6%	99.9%	+ 3.4%	97.0%	97.5%	+ 0.5%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	4.1	1.3	- 68.3%	--	--	--

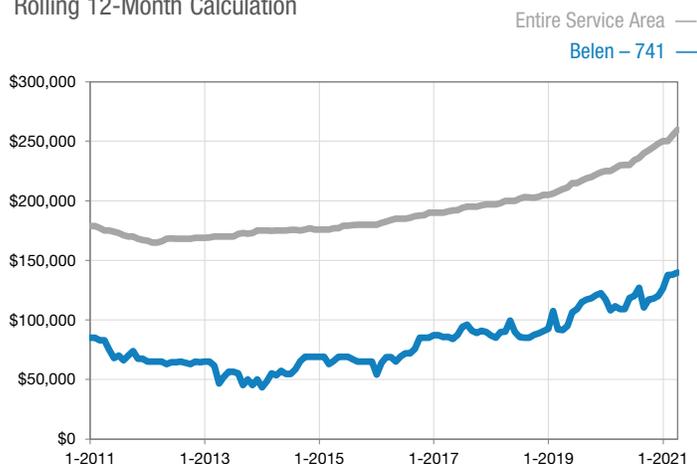
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	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	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	184	--
Median Sales Price*	--	--	--	--	\$120,000	--
Average Sales Price*	--	--	--	--	\$120,000	--
Percent of List Price Received*	--	--	--	--	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.

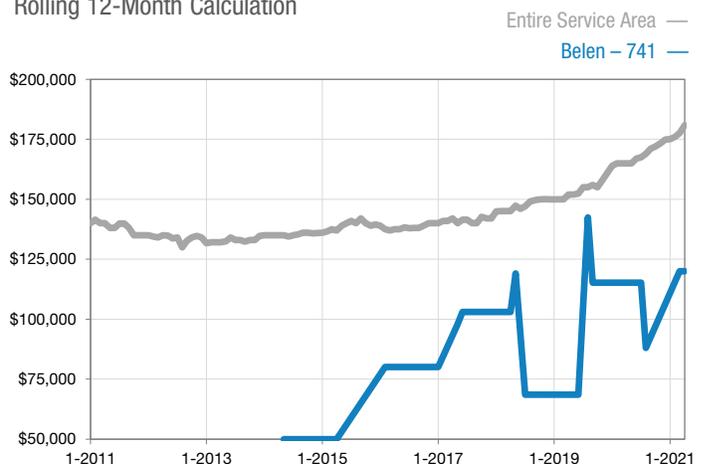
Median Sales Price - Single-Family Detached

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.