

Local Market Update for May 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	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	6	12	+ 100.0%	35	45	+ 28.6%
Pending Sales	9	8	- 11.1%	34	38	+ 11.8%
Closed Sales	3	6	+ 100.0%	32	36	+ 12.5%
Days on Market Until Sale	52	25	- 51.9%	63	34	- 46.0%
Median Sales Price*	\$167,500	\$147,000	- 12.2%	\$97,000	\$146,500	+ 51.0%
Average Sales Price*	\$191,967	\$210,667	+ 9.7%	\$135,320	\$159,775	+ 18.1%
Percent of List Price Received*	97.9%	102.7%	+ 4.9%	97.1%	98.4%	+ 1.3%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	3.5	2.0	- 42.9%	--	--	--

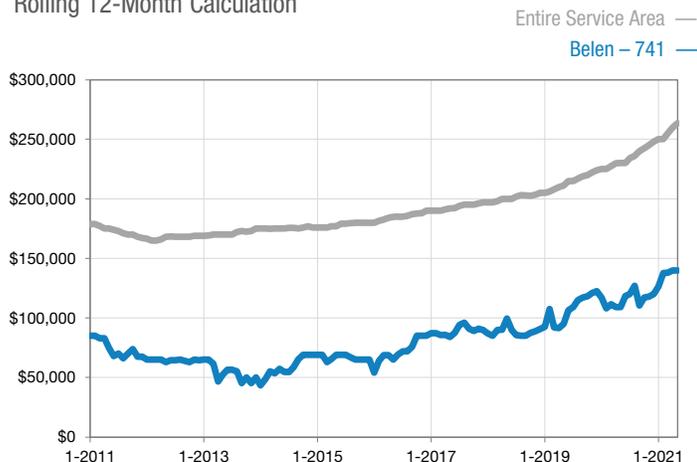
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	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.

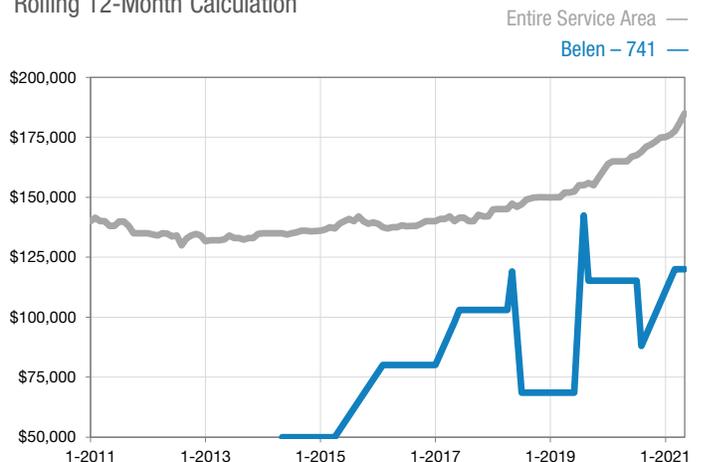
Median Sales Price - Single-Family Detached

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.