

# Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	9	13	+ 44.4%	47	73	+ 55.3%
Pending Sales	6	17	+ 183.3%	47	62	+ 31.9%
Closed Sales	5	10	+ 100.0%	44	51	+ 15.9%
Days on Market Until Sale	77	25	- 67.5%	62	30	- 51.6%
Median Sales Price*	\$137,500	\$150,000	+ 9.1%	\$99,900	\$146,500	+ 46.6%
Average Sales Price*	\$138,300	\$155,560	+ 12.5%	\$134,215	\$161,157	+ 20.1%
Percent of List Price Received*	89.6%	100.1%	+ 11.7%	96.0%	98.5%	+ 2.6%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.0%	--	--	--

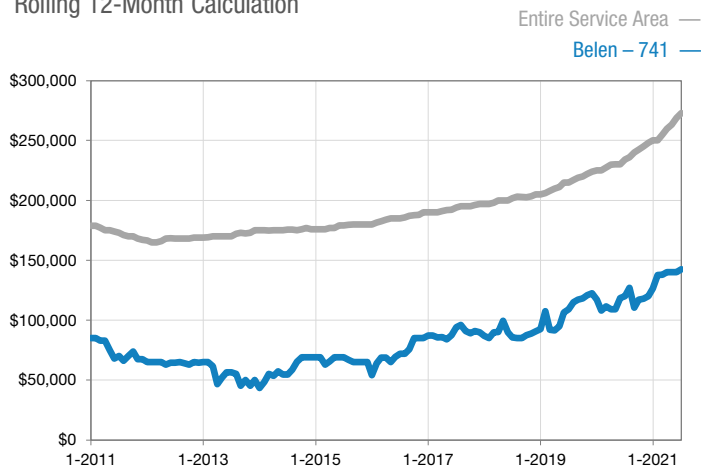
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
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.

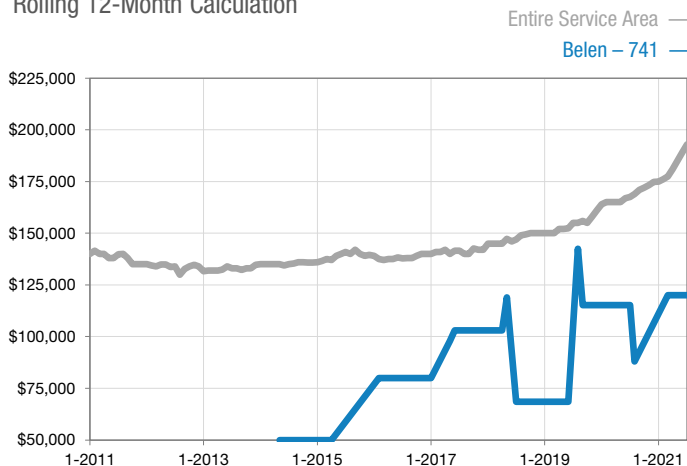
### Median Sales Price - Single-Family Detached

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.