

Local Market Update for August 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	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	13	11	- 15.4%	60	84	+ 40.0%
Pending Sales	10	8	- 20.0%	57	70	+ 22.8%
Closed Sales	11	14	+ 27.3%	55	65	+ 18.2%
Days on Market Until Sale	71	15	- 78.9%	64	27	- 57.8%
Median Sales Price*	\$138,000	\$193,750	+ 40.4%	\$114,000	\$155,500	+ 36.4%
Average Sales Price*	\$167,327	\$219,893	+ 31.4%	\$140,838	\$173,808	+ 23.4%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	96.9%	98.7%	+ 1.9%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--

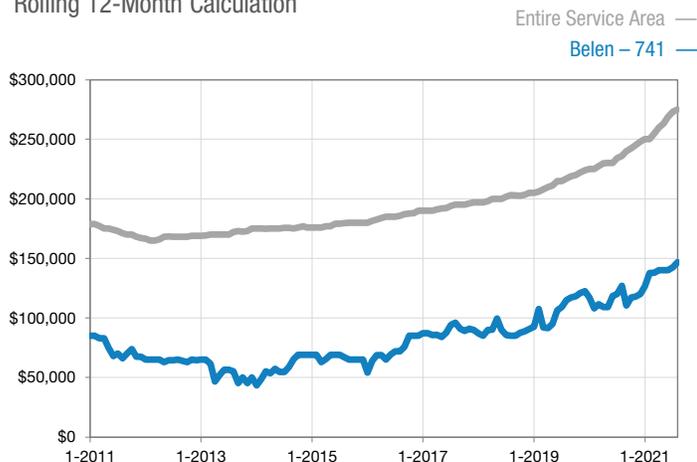
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	1	0	- 100.0%	--	--	--
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.

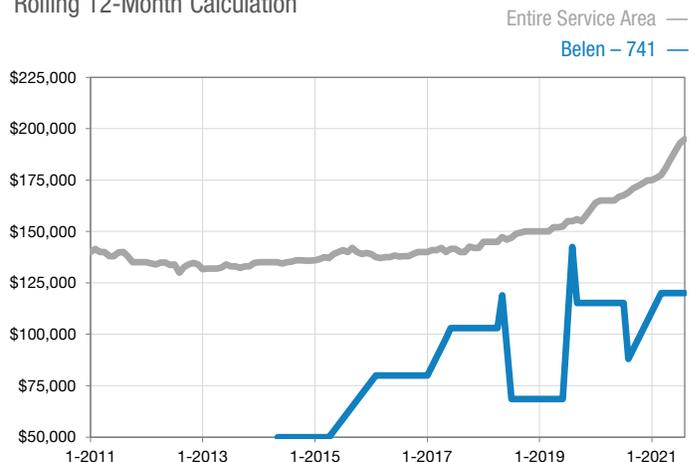
Median Sales Price - Single-Family Detached

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.