

Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	7	14	+ 100.0%	76	110	+ 44.7%
Pending Sales	7	11	+ 57.1%	69	84	+ 21.7%
Closed Sales	6	9	+ 50.0%	67	81	+ 20.9%
Days on Market Until Sale	21	16	- 23.8%	56	24	- 57.1%
Median Sales Price*	\$151,500	\$185,400	+ 22.4%	\$114,000	\$160,000	+ 40.4%
Average Sales Price*	\$153,833	\$185,933	+ 20.9%	\$137,895	\$175,169	+ 27.0%
Percent of List Price Received*	98.0%	99.5%	+ 1.5%	96.9%	98.6%	+ 1.8%
Inventory of Homes for Sale	17	24	+ 41.2%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

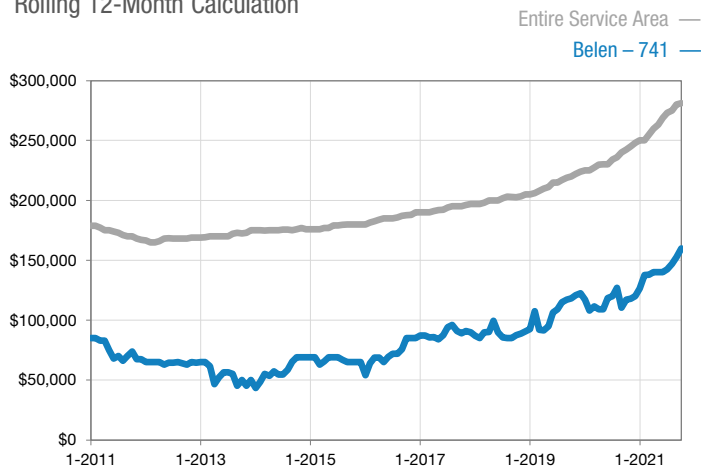
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	0	0	0.0%	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.

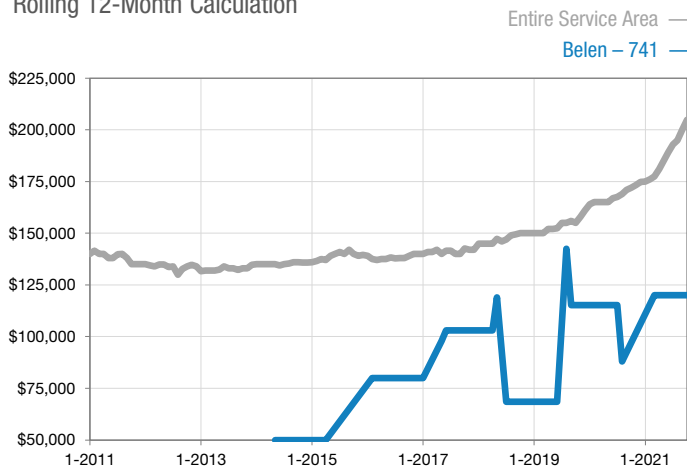
Median Sales Price - Single-Family Detached

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.