

Local Market Update for October 2016

This is 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		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	9	7	- 22.2%	112	90	- 19.6%
Pending Sales	7	9	+ 28.6%	61	50	- 18.0%
Closed Sales	6	4	- 33.3%	58	42	- 27.6%
Days on Market Until Sale	74	80	+ 8.1%	84	94	+ 11.9%
Median Sales Price*	\$51,850	\$120,000	+ 131.4%	\$60,200	\$85,000	+ 41.2%
Average Sales Price*	\$66,367	\$113,375	+ 70.8%	\$70,104	\$116,155	+ 65.7%
Percent of List Price Received*	96.9%	96.0%	- 0.9%	93.2%	95.4%	+ 2.4%
Inventory of Homes for Sale	54	41	- 24.1%	--	--	--
Months Supply of Inventory	9.1	7.5	- 17.6%	--	--	--

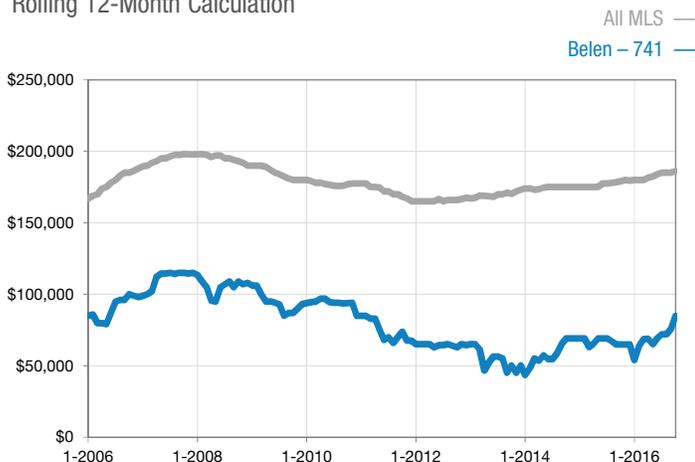
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	0	2	--	2	4	+ 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	15	--
Median Sales Price*	--	--	--	--	\$80,000	--
Average Sales Price*	--	--	--	--	\$80,000	--
Percent of List Price Received*	--	--	--	--	97.0%	--
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	3.0	--	--	--	--

* 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.

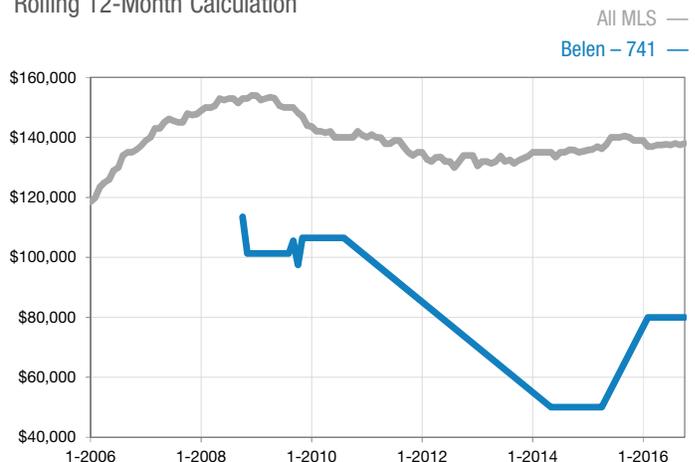
Median Sales Price - Single-Family Detached

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.