

Local Market Update for November 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	13	6	- 53.8%	125	96	- 23.2%
Pending Sales	3	8	+ 166.7%	64	58	- 9.4%
Closed Sales	7	11	+ 57.1%	65	53	- 18.5%
Days on Market Until Sale	29	97	+ 234.5%	78	95	+ 21.8%
Median Sales Price*	\$50,000	\$93,500	+ 87.0%	\$55,500	\$85,000	+ 53.2%
Average Sales Price*	\$62,500	\$94,079	+ 50.5%	\$69,285	\$111,826	+ 61.4%
Percent of List Price Received*	100.2%	94.1%	- 6.1%	94.0%	95.1%	+ 1.2%
Inventory of Homes for Sale	54	36	- 33.3%	--	--	--
Months Supply of Inventory	9.7	6.1	- 37.1%	--	--	--

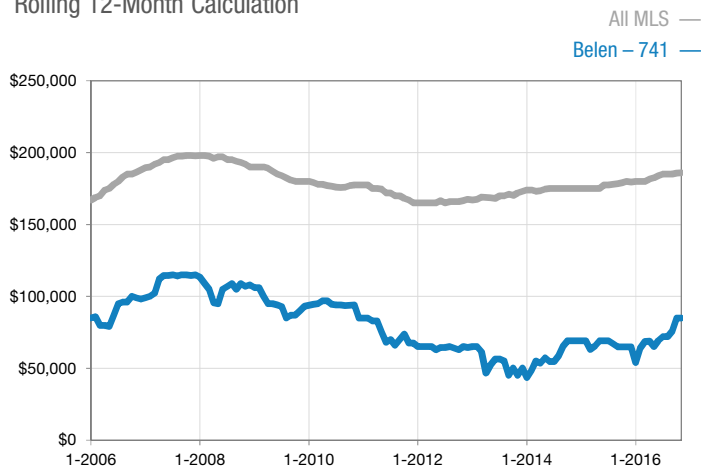
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	1	0	- 100.0%	3	4	+ 33.3%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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	--	--	--	--	--	--

* 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.

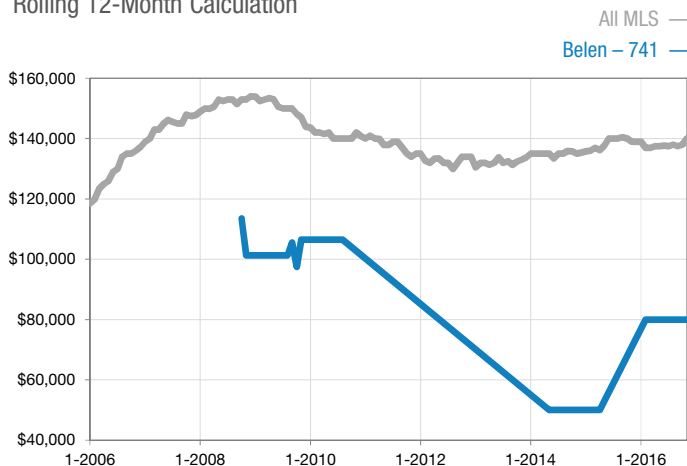
Median Sales Price - Single-Family Detached

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.