

Local Market Update for July 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	11	6	- 45.5%	86	64	- 25.6%
Pending Sales	7	4	- 42.9%	46	32	- 30.4%
Closed Sales	6	10	+ 66.7%	42	31	- 26.2%
Days on Market Until Sale	40	106	+ 165.0%	94	92	- 2.1%
Median Sales Price*	\$49,450	\$72,500	+ 46.6%	\$54,750	\$75,750	+ 38.4%
Average Sales Price*	\$58,483	\$126,044	+ 115.5%	\$71,822	\$107,632	+ 49.9%
Percent of List Price Received*	95.7%	97.8%	+ 2.2%	91.1%	95.5%	+ 4.8%
Inventory of Homes for Sale	59	46	- 22.0%	--	--	--
Months Supply of Inventory	9.7	8.9	- 8.2%	--	--	--

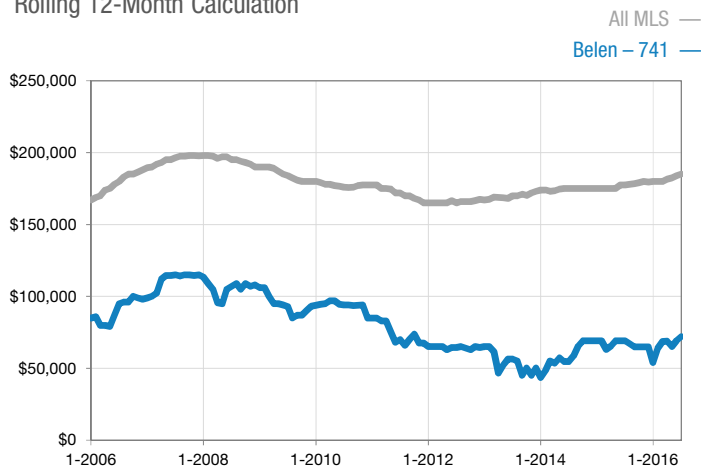
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
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	1	1	0.0%	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

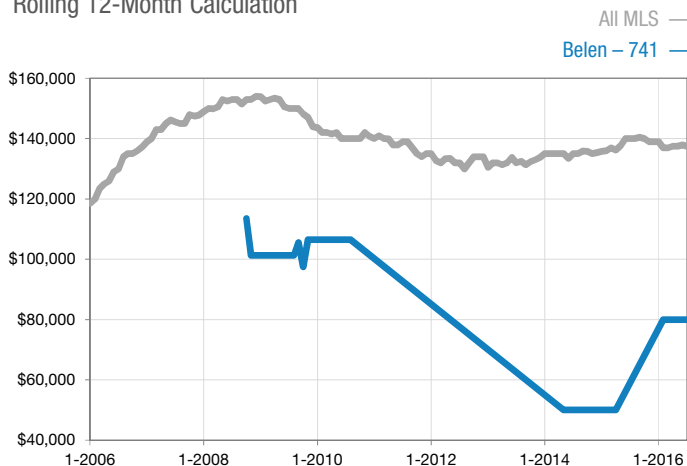
Median Sales Price - Single-Family Detached

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.