Local Market Update for December 2016

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.

gaar

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

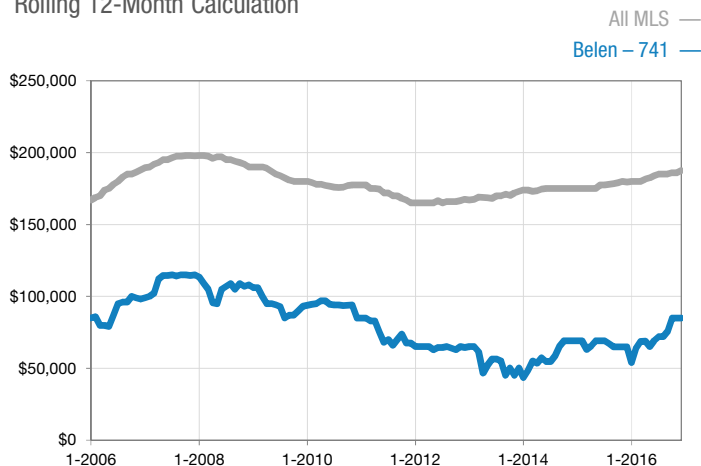| Key Metrics	December 2015	2016	Percent Change	Year to Date Thru 12-2015	Thru 12-2016	Percent Change
New Listings	7	3	- 57.1%	132	99	- 25.0%
Pending Sales	7	2	- 71.4%	71	60	- 15.5%
Closed Sales	4	9	+ 125.0%	69	62	- 10.1%
Days on Market Until Sale	89	106	+ 19.1%	79	96	+ 21.5%
Median Sales Price*	$79,050	$75,000	- 5.1%	$64,900	$85,000	+ 31.0%
Average Sales Price*	$95,525	$93,089	- 2.6%	$70,806	$109,016	+ 54.0%
Percent of List Price Received*	93.3%	91.6%	- 1.8%	94.0%	94.6%	+ 0.6%
Inventory of Homes for Sale	45	34	- 24.4%	--	--	--
Months Supply of Inventory	7.6	6.2	- 18.4%	--	--	--

* 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

Key Metrics	December 2015	2016	Percent Change	Year to Date Thru 12-2015	Thru 12-2016	Percent Change
New Listings	0	0	0.0%	3	4	+ 33.3%
Pending Sales	0	0	0.0%	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.
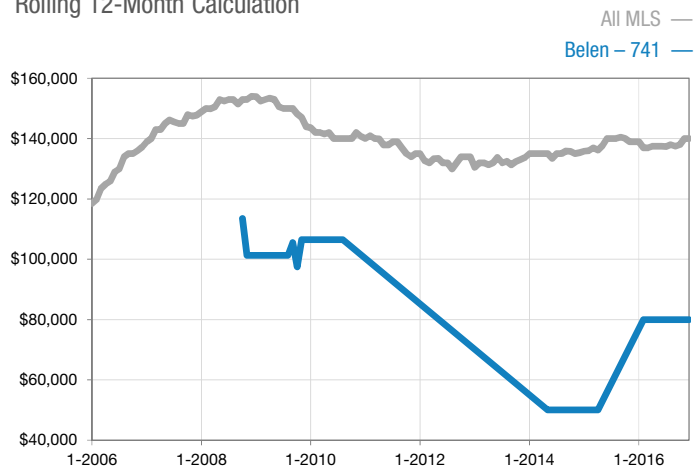
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Belen – 741 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
Belen – 741 —

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.