

# Local Market Update for October 2020

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		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	15	7	- 53.3%	108	76	- 29.6%
Pending Sales	4	7	+ 75.0%	67	71	+ 6.0%
Closed Sales	2	6	+ 200.0%	63	67	+ 6.3%
Days on Market Until Sale	38	21	- 44.7%	75	56	- 25.3%
Median Sales Price*	\$116,250	<b>\$151,500</b>	+ 30.3%	\$122,000	<b>\$114,000</b>	- 6.6%
Average Sales Price*	\$116,250	<b>\$153,833</b>	+ 32.3%	\$128,036	<b>\$137,895</b>	+ 7.7%
Percent of List Price Received*	92.0%	<b>98.0%</b>	+ 6.5%	96.4%	<b>96.9%</b>	+ 0.5%
Inventory of Homes for Sale	48	12	- 75.0%	--	--	--
Months Supply of Inventory	8.1	1.7	- 79.0%	--	--	--

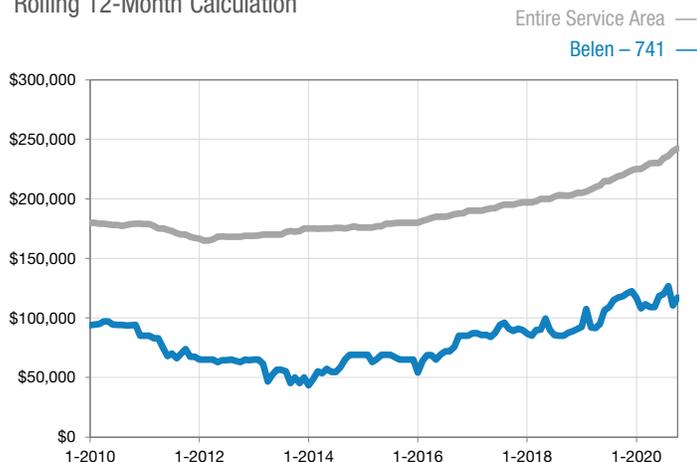
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	--	--	--	140	--	--
Median Sales Price*	--	--	--	\$115,250	--	--
Average Sales Price*	--	--	--	\$115,250	--	--
Percent of List Price Received*	--	--	--	96.9%	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
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.

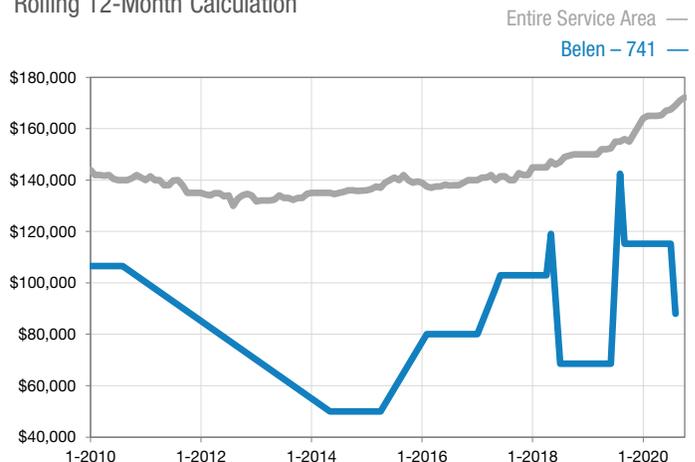
### Median Sales Price - Single-Family Detached

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.