

Local Market Update for October 2018

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		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	8	10	+ 25.0%	89	99	+ 11.2%
Pending Sales	7	7	0.0%	61	61	0.0%
Closed Sales	5	6	+ 20.0%	56	56	0.0%
Days on Market Until Sale	103	28	- 72.8%	97	57	- 41.2%
Median Sales Price*	\$85,000	\$111,500	+ 31.2%	\$91,250	\$88,725	- 2.8%
Average Sales Price*	\$101,500	\$108,667	+ 7.1%	\$118,258	\$104,644	- 11.5%
Percent of List Price Received*	93.7%	93.3%	- 0.4%	96.7%	96.2%	- 0.5%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	6.4	6.1	- 4.7%	--	--	--

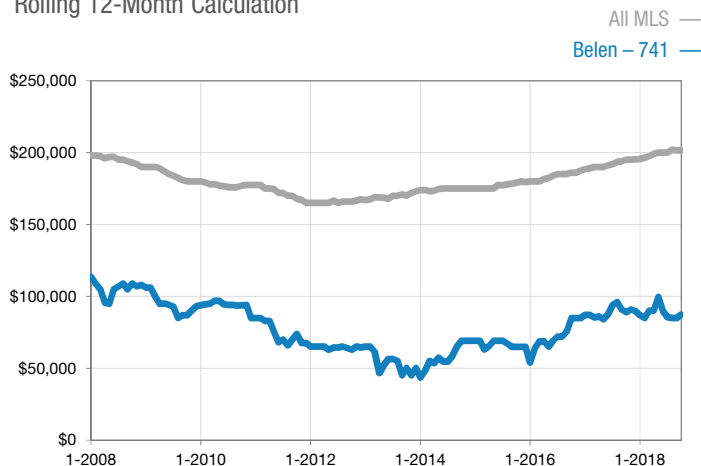
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	0	0	0.0%	3	1	- 66.7%
Days on Market Until Sale	--	--	--	111	22	- 80.2%
Median Sales Price*	--	--	--	\$103,000	\$68,500	- 33.5%
Average Sales Price*	--	--	--	\$104,933	\$68,500	- 34.7%
Percent of List Price Received*	--	--	--	90.5%	100.7%	+ 11.3%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
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.

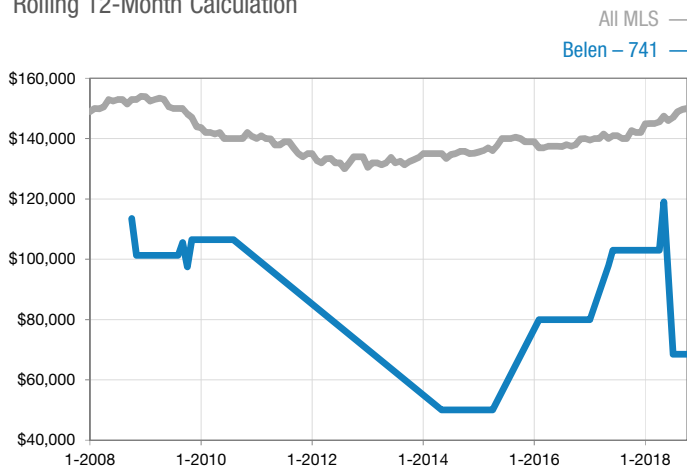
Median Sales Price - Single-Family Detached

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.