

Local Market Update for December 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	5	7	+ 40.0%	99	116	+ 17.2%
Pending Sales	3	2	- 33.3%	69	64	- 7.2%
Closed Sales	8	3	- 62.5%	71	63	- 11.3%
Days on Market Until Sale	49	82	+ 67.3%	87	57	- 34.5%
Median Sales Price*	\$62,250	\$83,500	+ 34.1%	\$89,900	\$90,750	+ 0.9%
Average Sales Price*	\$66,863	\$87,833	+ 31.4%	\$112,352	\$107,386	- 4.4%
Percent of List Price Received*	99.1%	91.2%	- 8.0%	98.2%	95.9%	- 2.3%
Inventory of Homes for Sale	33	41	+ 24.2%	--	--	--
Months Supply of Inventory	5.7	7.7	+ 35.1%	--	--	--

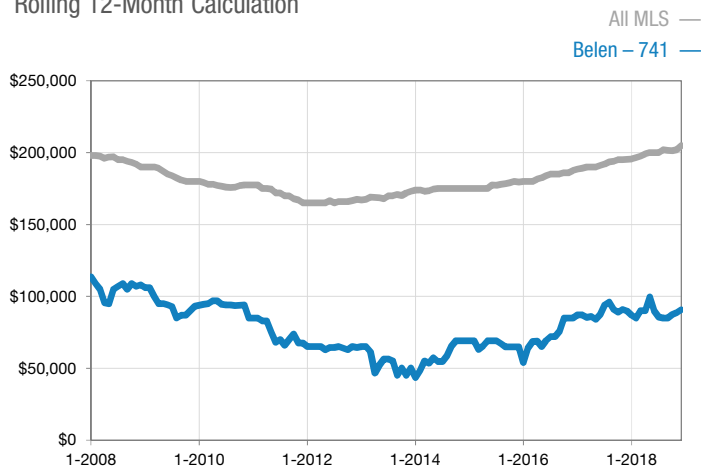
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	1	--	2	3	+ 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	2	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

* 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.

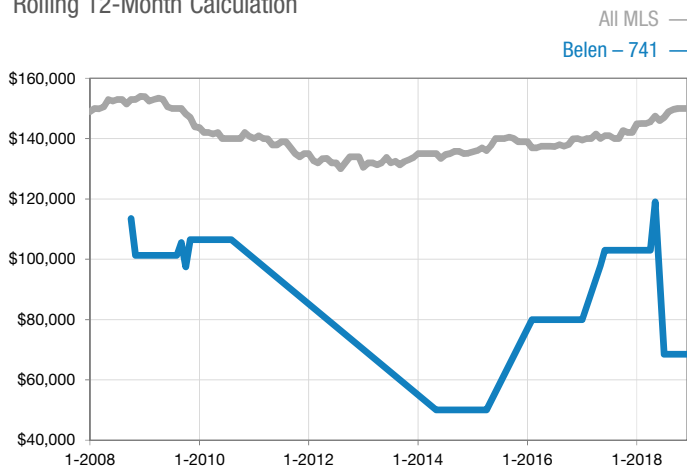
Median Sales Price - Single-Family Detached

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.