

# Local Market Update for August 2019

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	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	11	8	- 27.3%	82	79	- 3.7%
Pending Sales	9	8	- 11.1%	51	62	+ 21.6%
Closed Sales	9	9	0.0%	43	51	+ 18.6%
Days on Market Until Sale	49	63	+ 28.6%	59	80	+ 35.6%
Median Sales Price*	\$80,000	<b>\$121,250</b>	+ 51.6%	\$83,000	<b>\$117,000</b>	+ 41.0%
Average Sales Price*	\$118,322	<b>\$153,875</b>	+ 30.0%	\$101,991	<b>\$122,011</b>	+ 19.6%
Percent of List Price Received*	94.1%	<b>96.6%</b>	+ 2.7%	97.2%	<b>96.6%</b>	- 0.6%
Inventory of Homes for Sale	36	31	- 13.9%	--	--	--
Months Supply of Inventory	6.1	5.0	- 18.0%	--	--	--

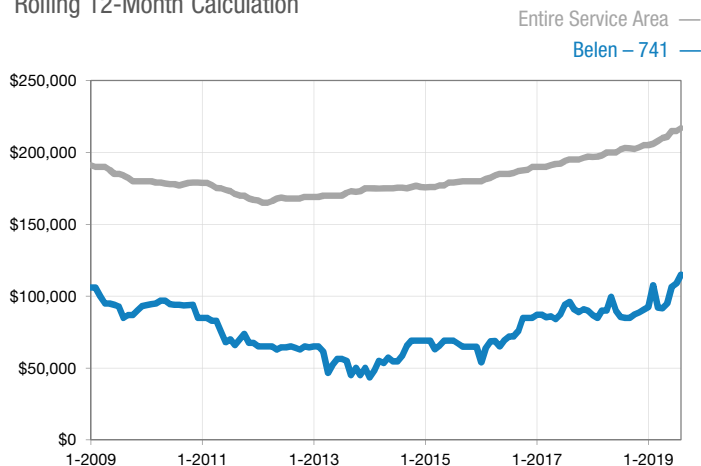
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	1	0.0%
Days on Market Until Sale	--	251	--	22	251	+ 1040.9%
Median Sales Price*	--	<b>\$142,500</b>	--	\$68,500	<b>\$142,500</b>	+ 108.0%
Average Sales Price*	--	<b>\$142,500</b>	--	\$68,500	<b>\$142,500</b>	+ 108.0%
Percent of List Price Received*	--	<b>95.0%</b>	--	100.7%	<b>95.0%</b>	- 5.7%
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.

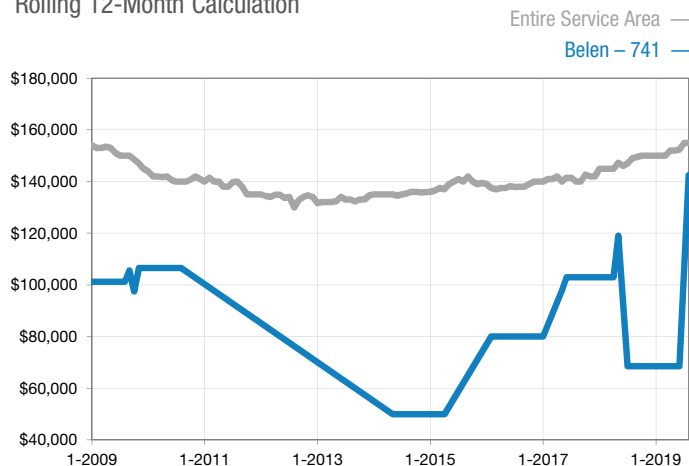
### Median Sales Price - Single-Family Detached

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.