

Local Market Update for May 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	9	6	- 33.3%	45	35	- 22.2%
Pending Sales	9	11	+ 22.2%	38	37	- 2.6%
Closed Sales	5	3	- 40.0%	25	32	+ 28.0%
Days on Market Until Sale	53	52	- 1.9%	82	63	- 23.2%
Median Sales Price*	\$136,000	\$167,500	+ 23.2%	\$112,200	\$97,000	- 13.5%
Average Sales Price*	\$141,500	\$191,967	+ 35.7%	\$105,442	\$135,320	+ 28.3%
Percent of List Price Received*	97.7%	97.9%	+ 0.2%	95.8%	97.1%	+ 1.4%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	5.6	2.6	- 53.6%	--	--	--

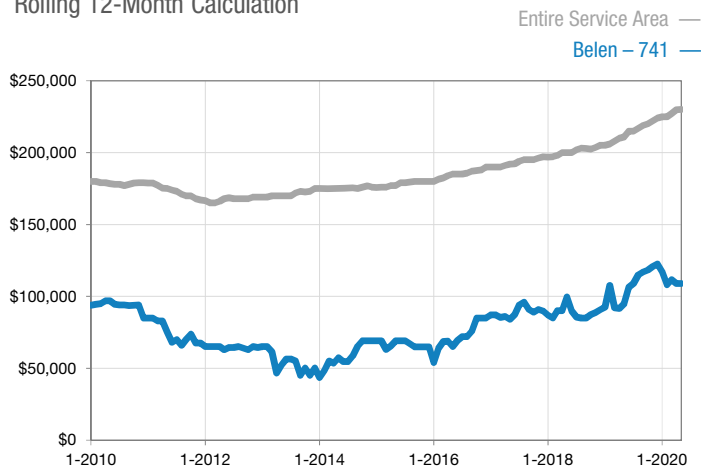
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

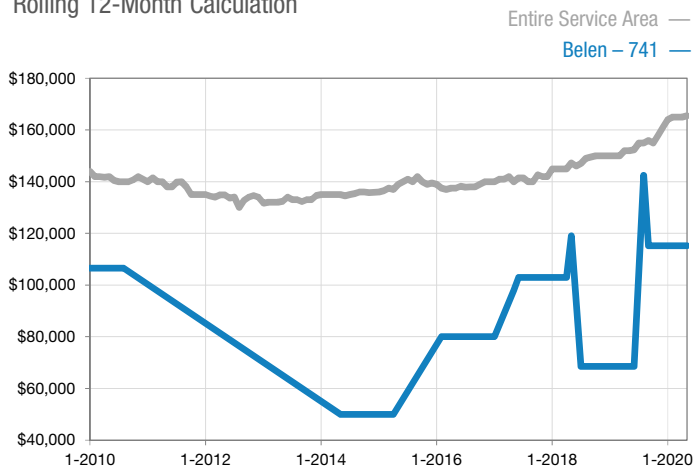
Median Sales Price - Single-Family Detached

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.