

Local Market Update for February 2022

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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	15	4	- 73.3%	19	16	- 15.8%
Pending Sales	12	11	- 8.3%	17	25	+ 47.1%
Closed Sales	6	10	+ 66.7%	11	20	+ 81.8%
Days on Market Until Sale	88	13	- 85.2%	68	19	- 72.1%
Median Sales Price*	\$153,000	\$165,950	+ 8.5%	\$140,000	\$172,450	+ 23.2%
Average Sales Price*	\$153,667	\$207,140	+ 34.8%	\$143,864	\$211,065	+ 46.7%
Percent of List Price Received*	95.3%	100.7%	+ 5.7%	96.2%	100.7%	+ 4.7%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

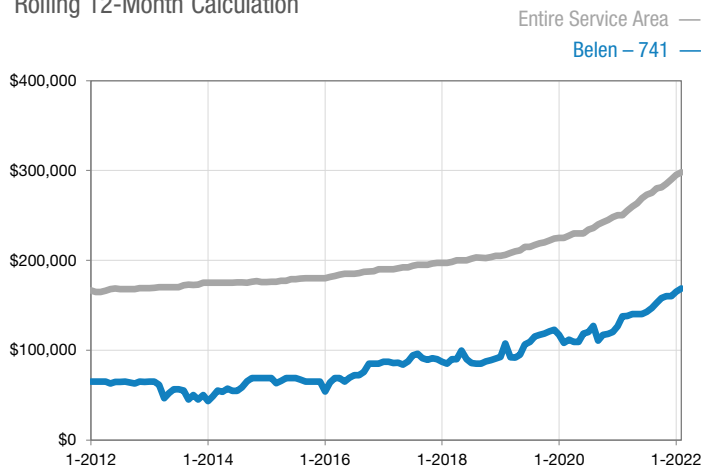
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	26	--	--	26	--
Median Sales Price*	--	\$167,000	--	--	\$167,000	--
Average Sales Price*	--	\$167,000	--	--	\$167,000	--
Percent of List Price Received*	--	101.5%	--	--	101.5%	--
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.

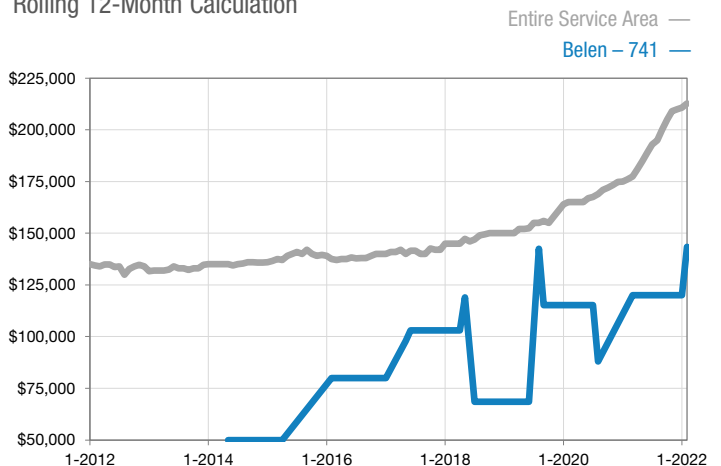
Median Sales Price - Single-Family Detached

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.