Local Market Update for June 2022

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

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

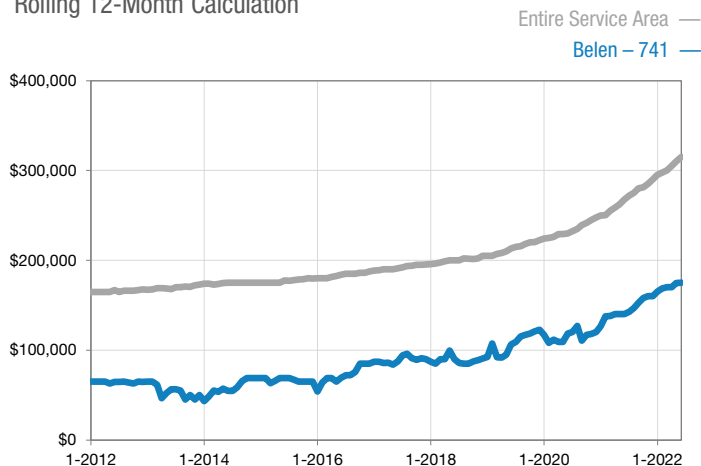| Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	15	11	- 26.7%	60	58	- 3.3%
Pending Sales	10	11	+ 10.0%	44	55	+ 25.0%
Closed Sales	5	6	+ 20.0%	41	50	+ 22.0%
Days on Market Until Sale	14	9	- 35.7%	31	38	+ 22.6%
Median Sales Price*	$146,500	$141,950	- 3.1%	$146,500	$172,450	+ 17.7%
Average Sales Price*	$182,300	$122,461	- 32.8%	$162,522	$224,624	+ 38.2%
Percent of List Price Received*	96.1%	98.9%	+ 2.9%	98.1%	100.2%	+ 2.1%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Days on Market Until Sale	--	5	--	184	16	- 91.3%
Median Sales Price*	--	$162,000	--	$120,000	$164,500	+ 37.1%
Average Sales Price*	--	$162,000	--	$120,000	$164,500	+ 37.1%
Percent of List Price Received*	--	104.5%	--	96.0%	103.0%	+ 7.3%
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.
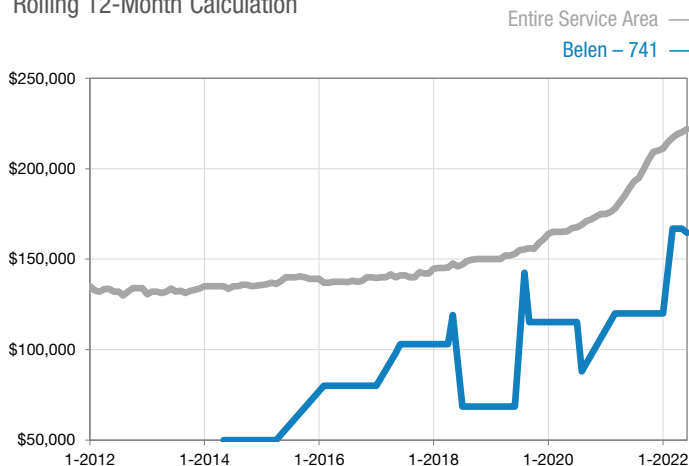
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Belen – 741 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Belen – 741 —

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.