

Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	13	14	+ 7.7%	73	72	- 1.4%
Pending Sales	16	10	- 37.5%	60	61	+ 1.7%
Closed Sales	10	3	- 70.0%	51	53	+ 3.9%
Days on Market Until Sale	25	9	- 64.0%	30	36	+ 20.0%
Median Sales Price*	\$150,000	\$155,000	+ 3.3%	\$146,500	\$170,000	+ 16.0%
Average Sales Price*	\$155,560	\$156,667	+ 0.7%	\$161,157	\$220,777	+ 37.0%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	98.5%	100.2%	+ 1.7%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

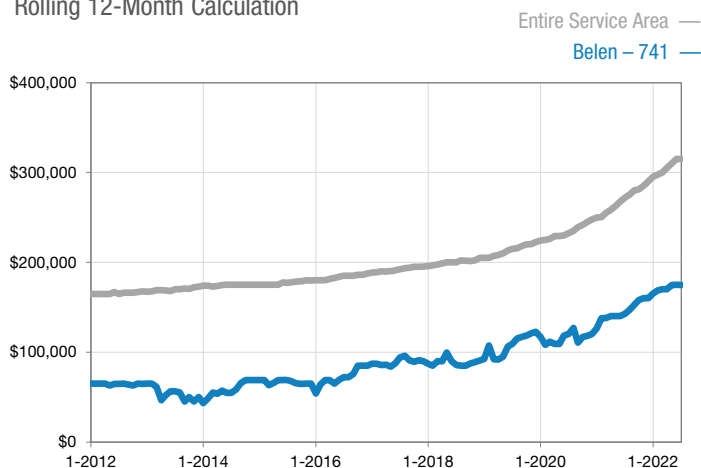
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	--	--	--	184	16	- 91.3%
Median Sales Price*	--	--	--	\$120,000	\$164,500	+ 37.1%
Average Sales Price*	--	--	--	\$120,000	\$164,500	+ 37.1%
Percent of List Price Received*	--	--	--	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.

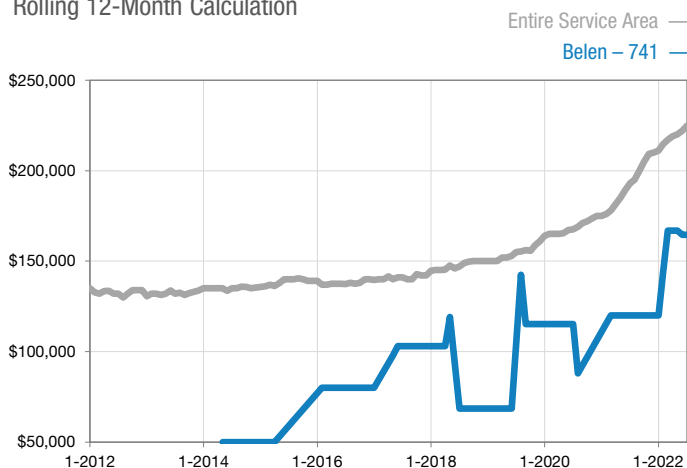
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.