

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	10	7	- 30.0%	83	79	- 4.8%
Pending Sales	7	7	0.0%	67	67	0.0%
Closed Sales	14	13	- 7.1%	65	66	+ 1.5%
Days on Market Until Sale	15	35	+ 133.3%	27	36	+ 33.3%
Median Sales Price*	\$193,750	\$183,000	- 5.5%	\$155,500	\$173,111	+ 11.3%
Average Sales Price*	\$219,893	\$259,248	+ 17.9%	\$173,808	\$228,355	+ 31.4%
Percent of List Price Received*	99.4%	98.0%	- 1.4%	98.7%	99.7%	+ 1.0%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

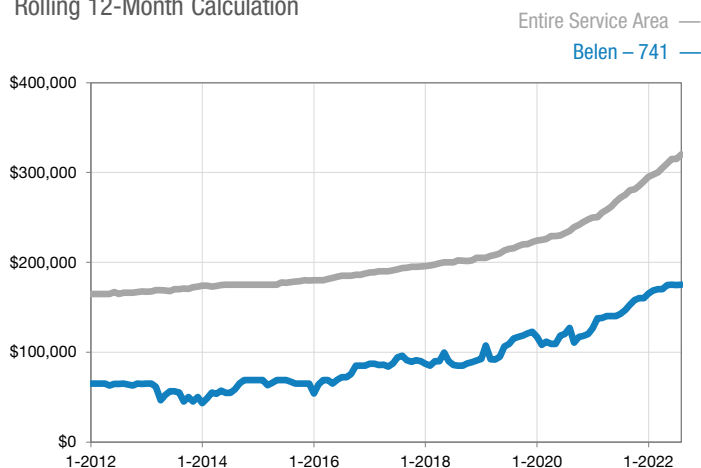
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	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.

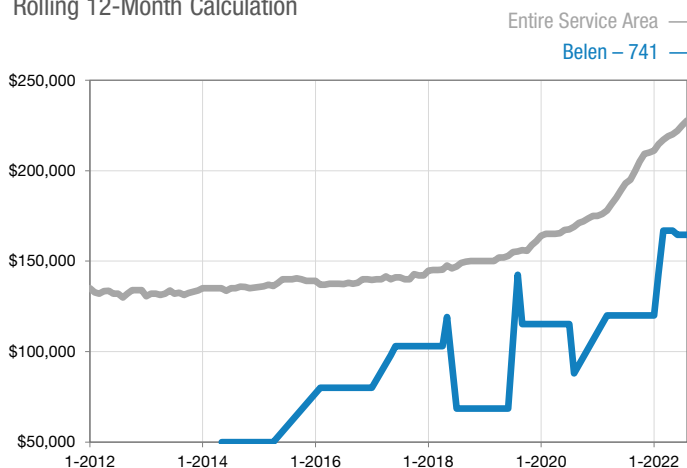
Median Sales Price - Single-Family Detached

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.