

Local Market Update for September 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	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	13	4	- 69.2%	96	83	- 13.5%
Pending Sales	6	4	- 33.3%	73	69	- 5.5%
Closed Sales	7	8	+ 14.3%	72	74	+ 2.8%
Days on Market Until Sale	11	27	+ 145.5%	25	35	+ 40.0%
Median Sales Price*	\$189,900	\$195,500	+ 2.9%	\$157,750	\$175,000	+ 10.9%
Average Sales Price*	\$173,971	\$211,350	+ 21.5%	\$173,824	\$226,517	+ 30.3%
Percent of List Price Received*	96.9%	102.6%	+ 5.9%	98.5%	100.1%	+ 1.6%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	3.5	2.8	- 20.0%	--	--	--

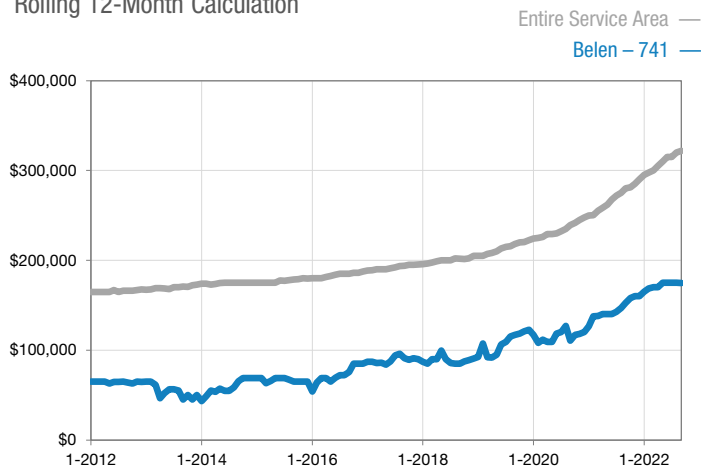
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	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.

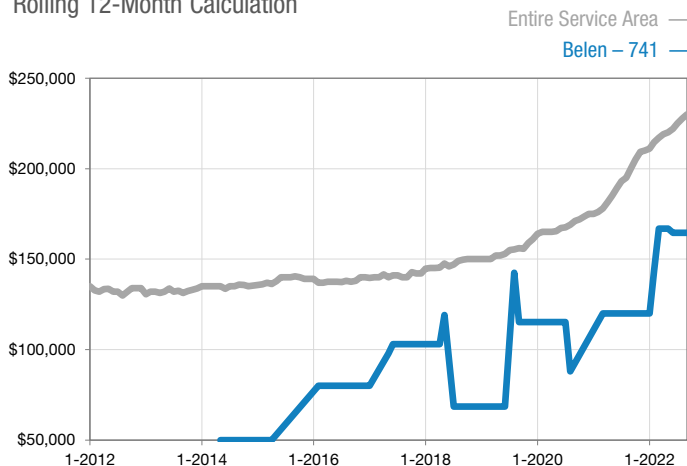
Median Sales Price - Single-Family Detached

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.