

Local Market Update for October 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	14	4	- 71.4%	108	87	- 19.4%
Pending Sales	5	6	+ 20.0%	78	72	- 7.7%
Closed Sales	10	3	- 70.0%	82	77	- 6.1%
Days on Market Until Sale	16	33	+ 106.3%	24	35	+ 45.8%
Median Sales Price*	\$180,200	\$183,000	+ 1.6%	\$160,000	\$175,000	+ 9.4%
Average Sales Price*	\$179,840	\$174,333	- 3.1%	\$174,557	\$224,483	+ 28.6%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	30	20	- 33.3%	--	--	--
Months Supply of Inventory	4.1	2.7	- 34.1%	--	--	--

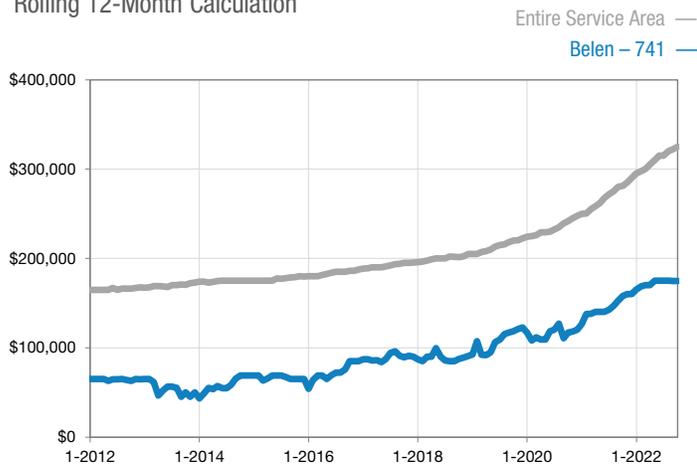
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
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.

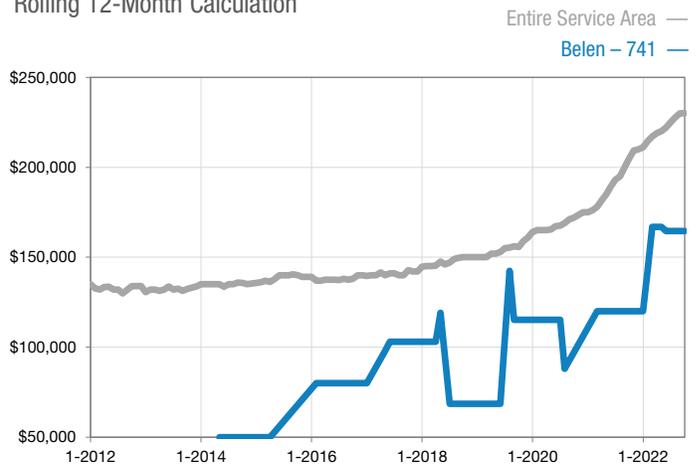
Median Sales Price - Single-Family Detached

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.