

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	9	7	- 22.2%	129	104	- 19.4%
Pending Sales	7	5	- 28.6%	94	86	- 8.5%
Closed Sales	7	6	- 14.3%	94	87	- 7.4%
Days on Market Until Sale	27	67	+ 148.1%	25	37	+ 48.0%
Median Sales Price*	\$149,500	\$156,250	+ 4.5%	\$160,000	\$175,000	+ 9.4%
Average Sales Price*	\$183,071	\$263,250	+ 43.8%	\$175,257	\$225,141	+ 28.5%
Percent of List Price Received*	100.1%	96.8%	- 3.3%	98.5%	99.7%	+ 1.2%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	3.6	2.4	- 33.3%	--	--	--

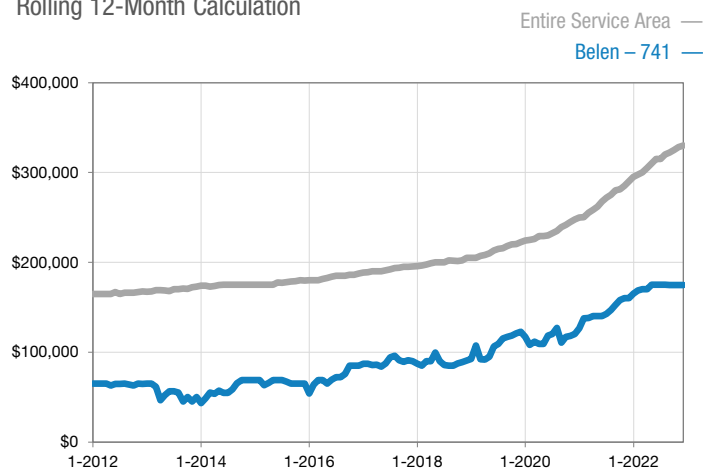
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
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.

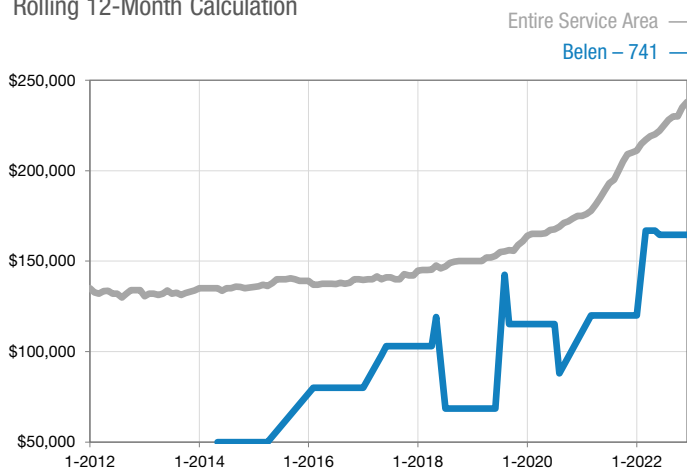
Median Sales Price - Single-Family Detached

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.