

Local Market Update for April 2023

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	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	11	10	- 9.1%	36	34	- 5.6%
Pending Sales	4	7	+ 75.0%	34	29	- 14.7%
Closed Sales	2	7	+ 250.0%	35	25	- 28.6%
Days on Market Until Sale	6	104	+ 1633.3%	39	56	+ 43.6%
Median Sales Price*	\$290,000	\$220,000	- 24.1%	\$174,900	\$220,000	+ 25.8%
Average Sales Price*	\$290,000	\$270,700	- 6.7%	\$211,755	\$251,100	+ 18.6%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	100.2%	98.1%	- 2.1%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

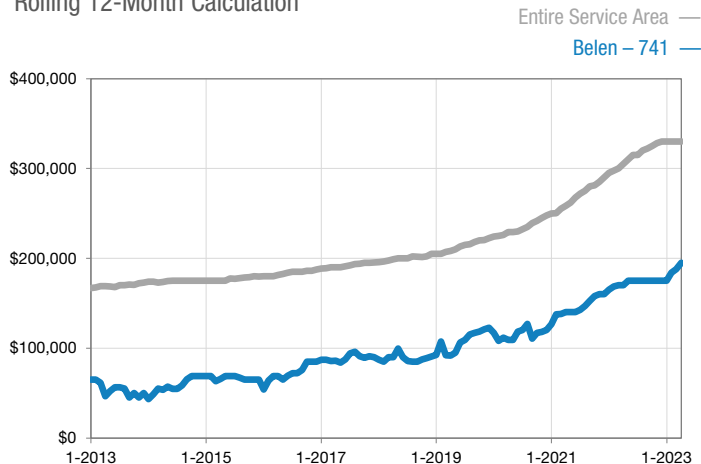
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	26	0	- 100.0%
Median Sales Price*	--	--	--	\$167,000	\$140,000	- 16.2%
Average Sales Price*	--	--	--	\$167,000	\$140,000	- 16.2%
Percent of List Price Received*	--	--	--	101.5%	90.3%	- 11.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

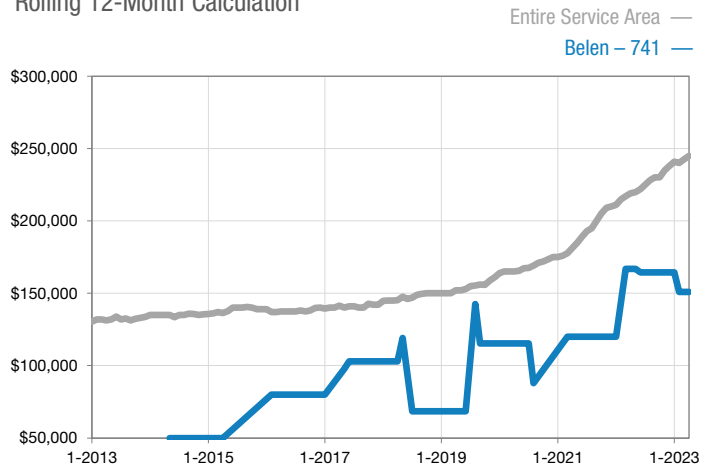
Median Sales Price - Single-Family Detached

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.