

# Local Market Update for May 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

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	11	7	- 36.4%	47	41	- 12.8%
Pending Sales	7	6	- 14.3%	41	34	- 17.1%
Closed Sales	9	6	- 33.3%	44	31	- 29.5%
Days on Market Until Sale	50	39	- 22.0%	42	52	+ 23.8%
Median Sales Price*	\$305,000	<b>\$209,950</b>	- 31.2%	\$175,000	<b>\$220,000</b>	+ 25.7%
Average Sales Price*	\$342,778	<b>\$255,150</b>	- 25.6%	\$238,555	<b>\$251,884</b>	+ 5.6%
Percent of List Price Received*	101.1%	<b>100.4%</b>	- 0.7%	100.4%	<b>98.6%</b>	- 1.8%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--

\* 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.

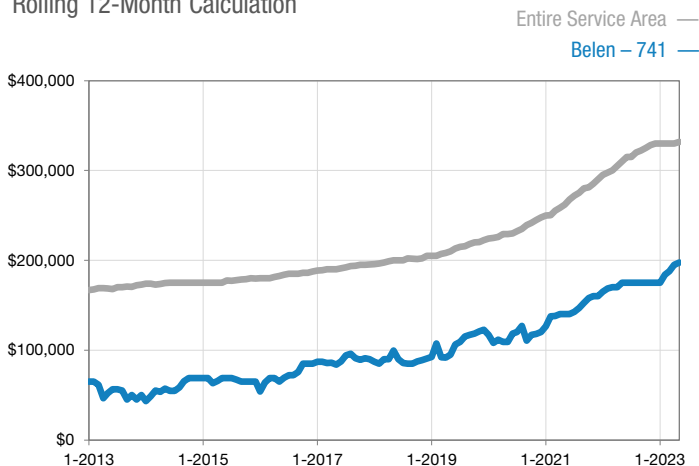
### Single-Family Attached

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	26	0	- 100.0%
Median Sales Price*	--	--	--	\$167,000	<b>\$140,000</b>	- 16.2%
Average Sales Price*	--	--	--	\$167,000	<b>\$140,000</b>	- 16.2%
Percent of List Price Received*	--	--	--	101.5%	<b>90.3%</b>	- 11.0%
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.

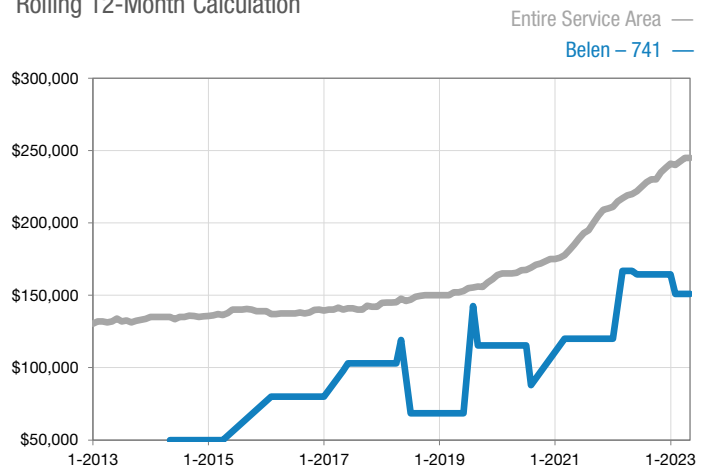
### Median Sales Price - Single-Family Detached

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.