

Local Market Update for June 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	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	11	10	- 9.1%	58	51	- 12.1%
Pending Sales	8	5	- 37.5%	49	38	- 22.4%
Closed Sales	6	7	+ 16.7%	50	38	- 24.0%
Days on Market Until Sale	9	11	+ 22.2%	38	45	+ 18.4%
Median Sales Price*	\$141,950	\$220,000	+ 55.0%	\$172,450	\$220,000	+ 27.6%
Average Sales Price*	\$122,461	\$260,643	+ 112.8%	\$224,624	\$253,497	+ 12.9%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	100.2%	98.8%	- 1.4%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 12.9%	--	--	--

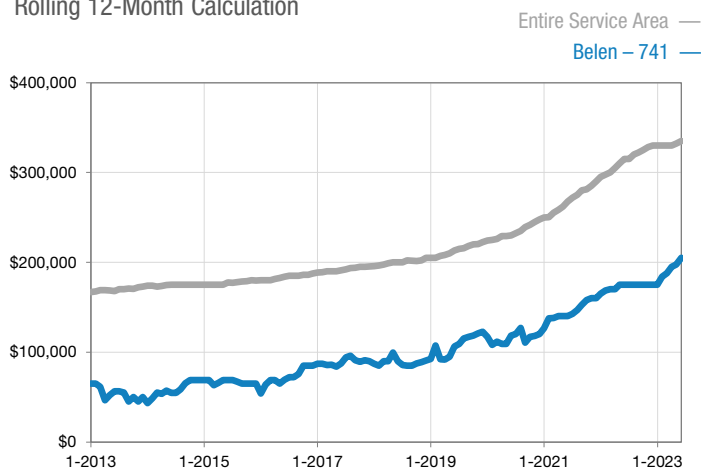
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	5	--	--	16	0	- 100.0%
Median Sales Price*	\$162,000	--	--	\$164,500	\$140,000	- 14.9%
Average Sales Price*	\$162,000	--	--	\$164,500	\$140,000	- 14.9%
Percent of List Price Received*	104.5%	--	--	103.0%	90.3%	- 12.3%
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.

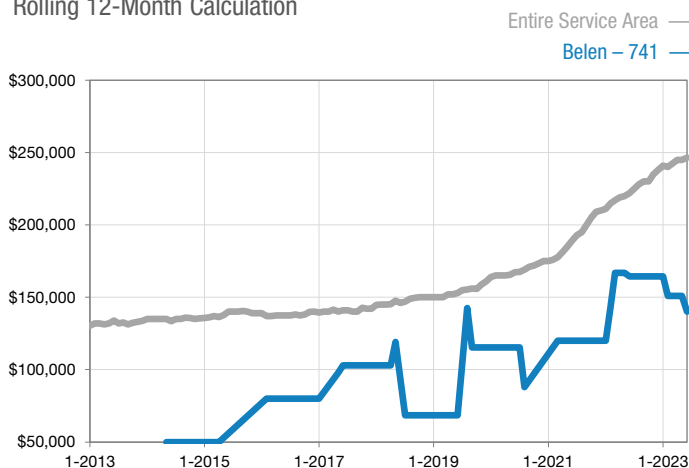
Median Sales Price - Single-Family Detached

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.