

Local Market Update for July 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	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	14	12	- 14.3%	72	63	- 12.5%
Pending Sales	9	7	- 22.2%	58	43	- 25.9%
Closed Sales	3	7	+ 133.3%	53	45	- 15.1%
Days on Market Until Sale	9	34	+ 277.8%	36	43	+ 19.4%
Median Sales Price*	\$155,000	\$254,000	+ 63.9%	\$170,000	\$220,000	+ 29.4%
Average Sales Price*	\$156,667	\$280,629	+ 79.1%	\$220,777	\$257,718	+ 16.7%
Percent of List Price Received*	99.1%	97.4%	- 1.7%	100.2%	98.6%	- 1.6%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 17.6%	--	--	--

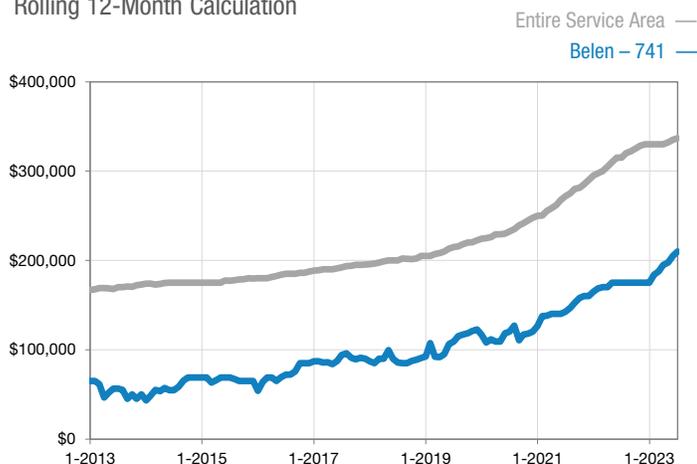
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	16	0	- 100.0%
Median Sales Price*	--	--	--	\$164,500	\$140,000	- 14.9%
Average Sales Price*	--	--	--	\$164,500	\$140,000	- 14.9%
Percent of List Price Received*	--	--	--	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.

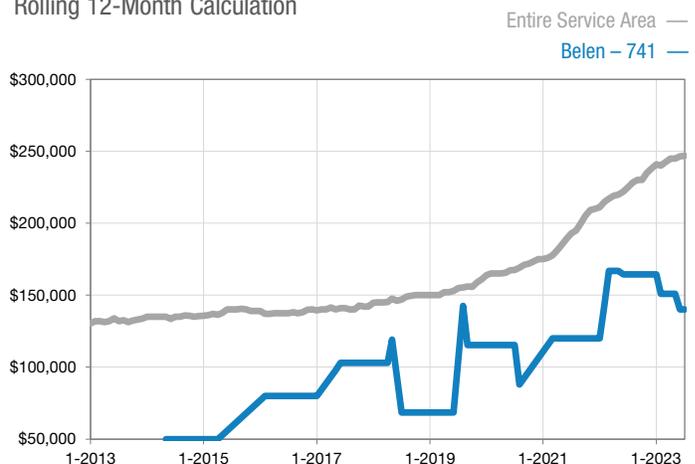
Median Sales Price - Single-Family Detached

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.