

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	4	7	+ 75.0%	83	76	- 8.4%
Pending Sales	3	6	+ 100.0%	66	57	- 13.6%
Closed Sales	8	6	- 25.0%	74	58	- 21.6%
Days on Market Until Sale	27	33	+ 22.2%	35	39	+ 11.4%
Median Sales Price*	\$195,500	\$257,500	+ 31.7%	\$175,000	\$220,000	+ 25.7%
Average Sales Price*	\$211,350	\$269,167	+ 27.4%	\$226,517	\$249,434	+ 10.1%
Percent of List Price Received*	102.6%	89.3%	- 13.0%	100.1%	97.0%	- 3.1%
Inventory of Homes for Sale	24	22	- 8.3%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

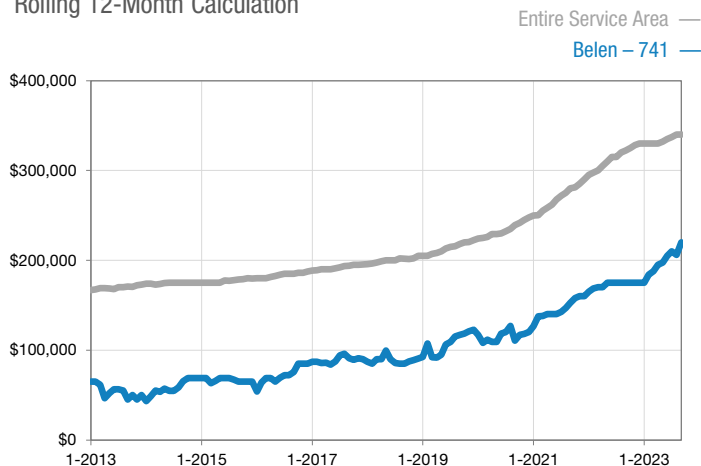
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	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.

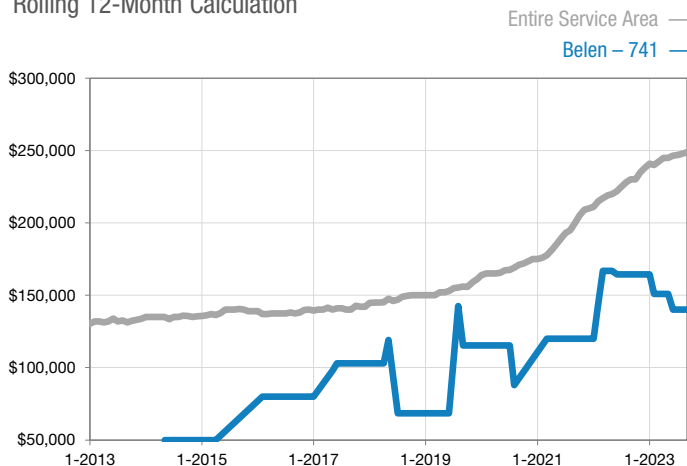
Median Sales Price - Single-Family Detached

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.