Local Market Update for October 2023
A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

West Belen – 730

North of Socorro County Line, South of Square Deal Rd, West of I-25 to Alamo Navajo Reservation

Single-Family Detached

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	3	3	0.0%	38	69	+ 81.6%
Pending Sales	1	9	+ 800.0%	16	69	+ 331.3%
Closed Sales	1	8	+ 700.0%	13	52	+ 300.0%
Days on Market Until Sale	47	53	+ 12.8%	31	89	+ 187.1%
Median Sales Price*	$265,900	$270,900	+ 1.9%	$275,900	$269,900	- 2.2%
Average Sales Price*	$265,900	$258,538	- 2.8%	$307,769	$277,241	- 9.9%
Percent of List Price Received*	93.0%	95.4%	+ 2.6%	97.3%	99.2%	+ 2.0%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	11.0	2.7	- 75.5%	--	--	--

* 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.
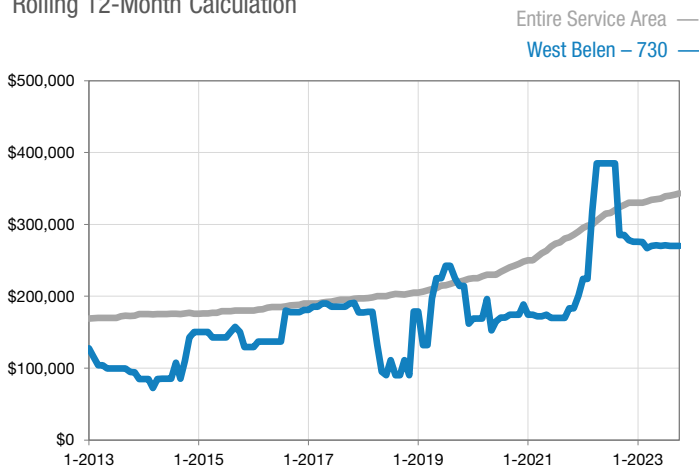
Single-Family Attached

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.
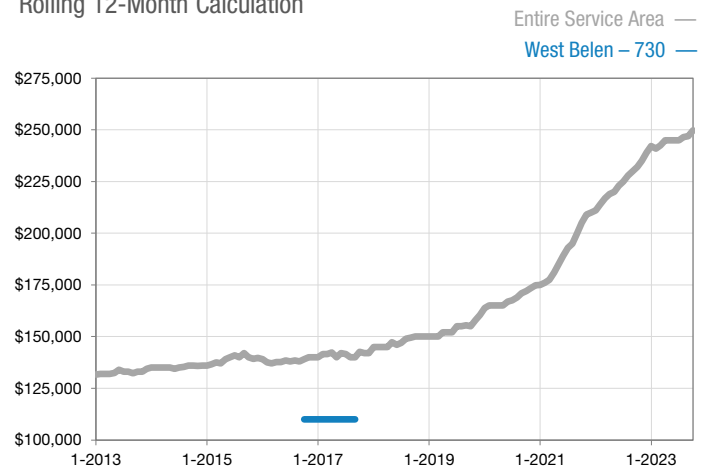
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
West Belen – 730 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
West Belen – 730 —

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.