

Local Market Update for October 2024

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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	11	13	+ 18.2%	85	104	+ 22.4%
Pending Sales	7	11	+ 57.1%	63	73	+ 15.9%
Closed Sales	4	11	+ 175.0%	62	68	+ 9.7%
Days on Market Until Sale	47	73	+ 55.3%	39	39	0.0%
Median Sales Price*	\$234,500	\$229,900	- 2.0%	\$220,000	\$224,450	+ 2.0%
Average Sales Price*	\$236,000	\$256,245	+ 8.6%	\$248,568	\$241,965	- 2.7%
Percent of List Price Received*	93.9%	99.6%	+ 6.1%	96.8%	96.9%	+ 0.1%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

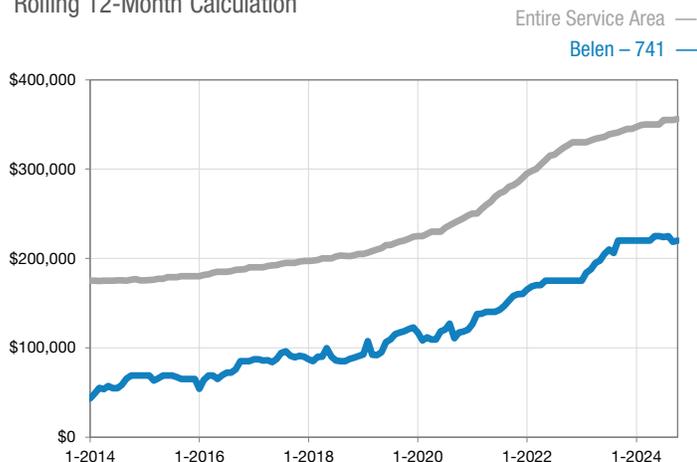
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	0	--	--
Median Sales Price*	--	--	--	\$140,000	--	--
Average Sales Price*	--	--	--	\$140,000	--	--
Percent of List Price Received*	--	--	--	90.3%	--	--
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.

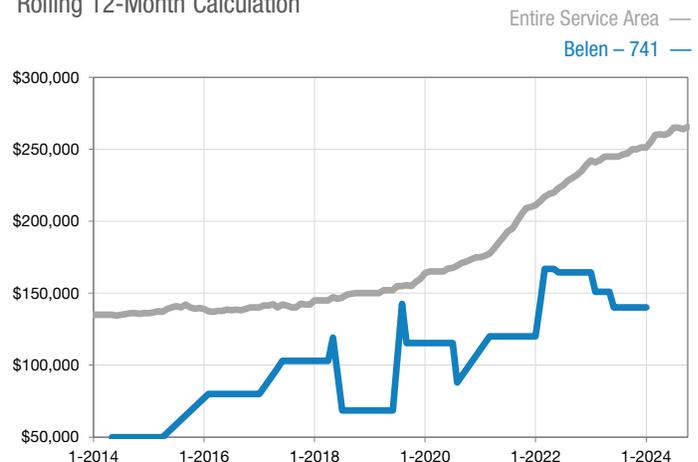
Median Sales Price - Single-Family Detached

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.