

Local Market Update for July 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	12	10	- 16.7%	63	76	+ 20.6%
Pending Sales	7	12	+ 71.4%	43	51	+ 18.6%
Closed Sales	7	6	- 14.3%	45	45	0.0%
Days on Market Until Sale	34	7	- 79.4%	43	32	- 25.6%
Median Sales Price*	\$254,000	\$211,500	- 16.7%	\$220,000	\$225,000	+ 2.3%
Average Sales Price*	\$280,629	\$251,833	- 10.3%	\$257,718	\$250,012	- 3.0%
Percent of List Price Received*	97.4%	95.4%	- 2.1%	98.6%	96.3%	- 2.3%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	4.3	4.1	- 4.7%	--	--	--

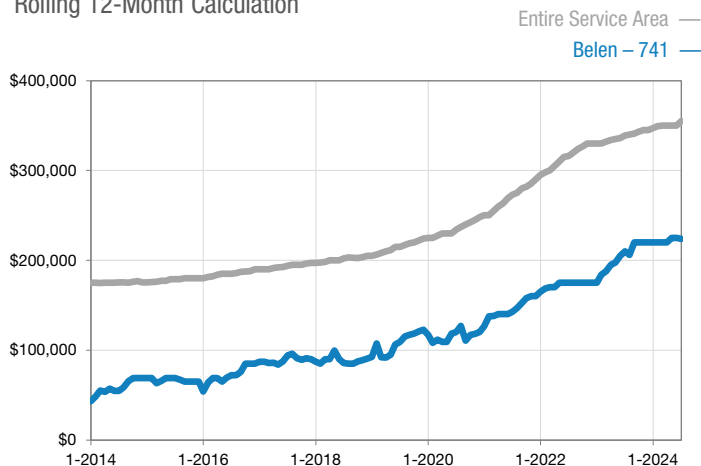
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
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.

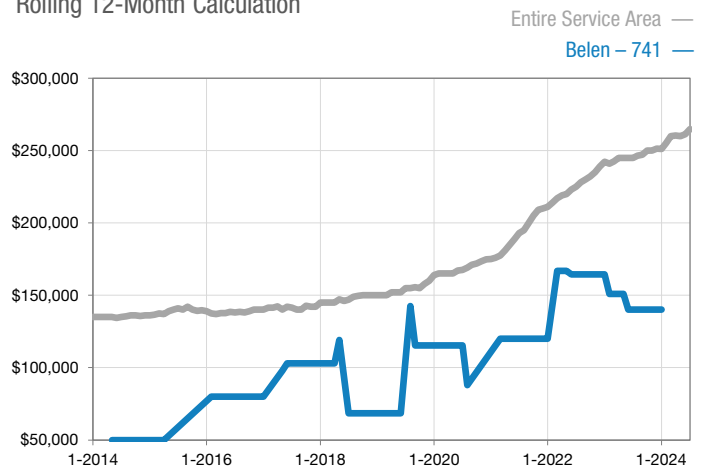
Median Sales Price - Single-Family Detached

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.