

Local Market Update – March 2025

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

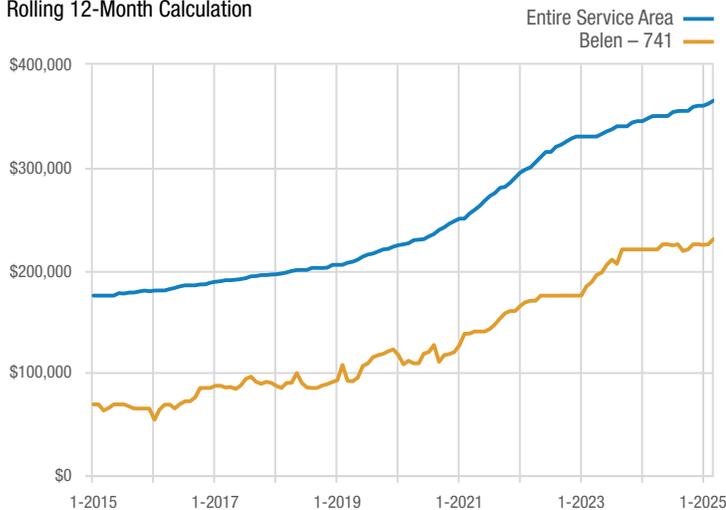
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	11	6	- 45.5%	29	15	- 48.3%
Pending Sales	12	7	- 41.7%	24	15	- 37.5%
Closed Sales	5	7	+ 40.0%	18	18	0.0%
Days on Market Until Sale	21	146	+ 595.2%	40	84	+ 110.0%
Median Sales Price*	\$208,500	\$280,000	+ 34.3%	\$202,750	\$249,000	+ 22.8%
Average Sales Price*	\$185,000	\$373,929	+ 102.1%	\$222,083	\$310,264	+ 39.7%
Percent of List Price Received*	100.5%	96.1%	- 4.4%	93.6%	97.3%	+ 4.0%
Inventory of Homes for Sale	16	18	+ 12.5%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
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.

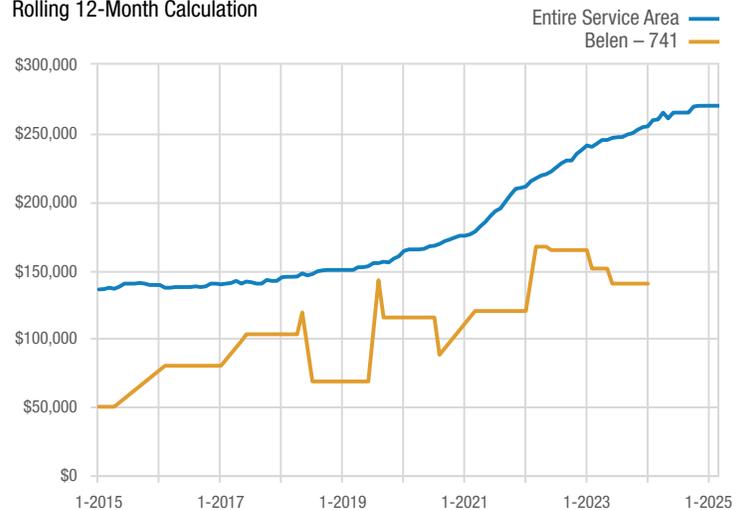
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.

Current as of April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.