

# Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	7	8	+ 14.3%	41	48	+ 17.1%
Pending Sales	5	6	+ 20.0%	32	35	+ 9.4%
Closed Sales	6	8	+ 33.3%	31	35	+ 12.9%
Days on Market Until Sale	39	26	- 33.3%	52	37	- 28.8%
Median Sales Price*	\$209,950	\$270,000	+ 28.6%	\$220,000	\$225,000	+ 2.3%
Average Sales Price*	\$255,150	\$289,938	+ 13.6%	\$251,884	\$246,483	- 2.1%
Percent of List Price Received*	100.4%	100.3%	- 0.1%	98.6%	96.4%	- 2.2%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

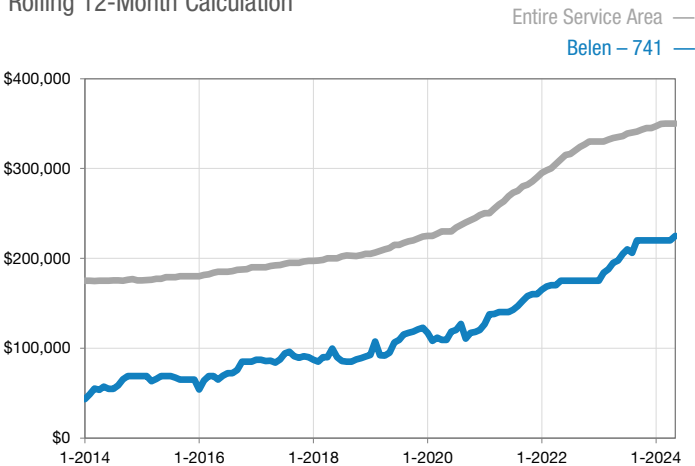
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	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.

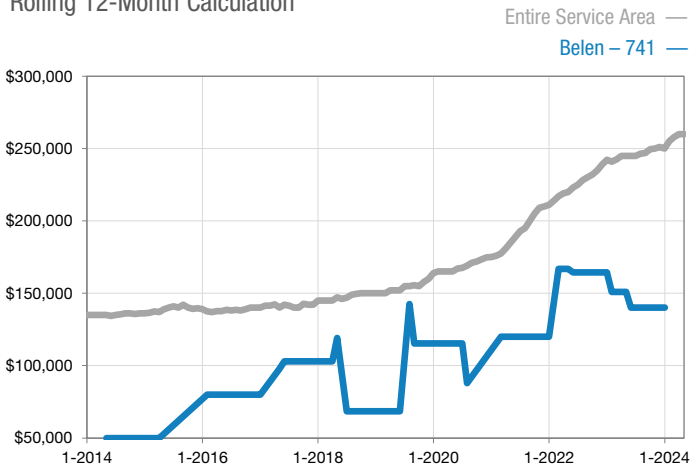
### Median Sales Price - Single-Family Detached

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.