

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	5	7	+ 40.0%	68	83	+ 22.1%
Pending Sales	8	6	- 25.0%	51	56	+ 9.8%
Closed Sales	7	6	- 14.3%	52	51	- 1.9%
Days on Market Until Sale	15	19	+ 26.7%	39	30	- 23.1%
Median Sales Price*	\$195,000	\$244,450	+ 25.4%	\$220,000	\$225,000	+ 2.3%
Average Sales Price*	\$179,271	\$236,900	+ 32.1%	\$247,158	\$248,470	+ 0.5%
Percent of List Price Received*	93.5%	99.7%	+ 6.6%	97.9%	96.7%	- 1.2%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	3.7	3.9	+ 5.4%	--	--	--

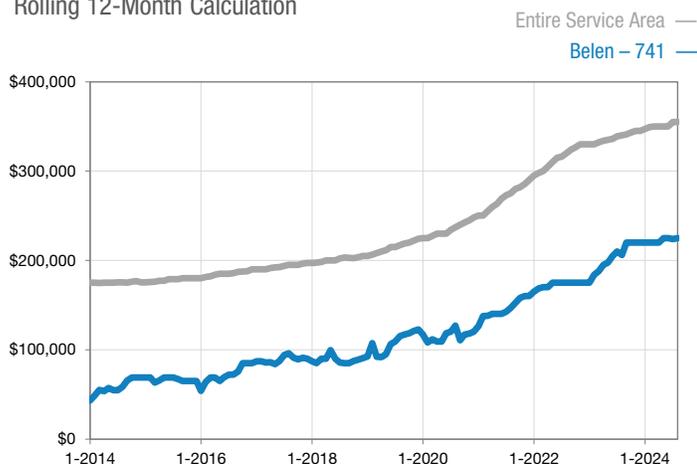
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	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.

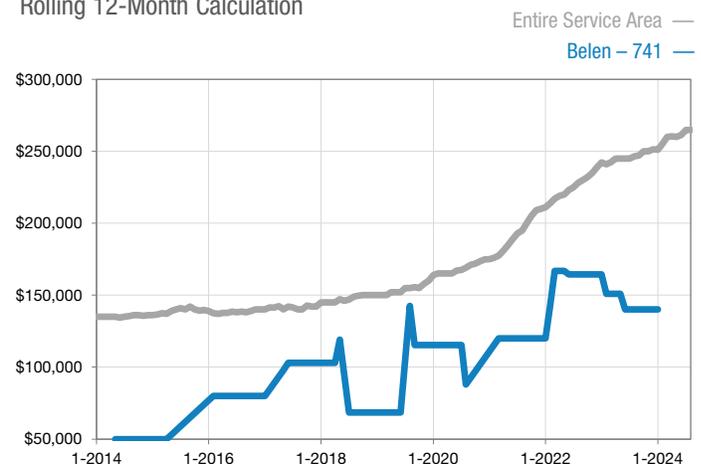
Median Sales Price - Single-Family Detached

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.