

Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	10	10	0.0%	34	39	+ 14.7%
Pending Sales	6	5	- 16.7%	27	29	+ 7.4%
Closed Sales	7	9	+ 28.6%	25	27	+ 8.0%
Days on Market Until Sale	104	40	- 61.5%	56	40	- 28.6%
Median Sales Price*	\$220,000	\$260,000	+ 18.2%	\$220,000	\$216,000	- 1.8%
Average Sales Price*	\$270,700	\$256,656	- 5.2%	\$251,100	\$233,607	- 7.0%
Percent of List Price Received*	100.8%	98.8%	- 2.0%	98.1%	95.3%	- 2.9%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--

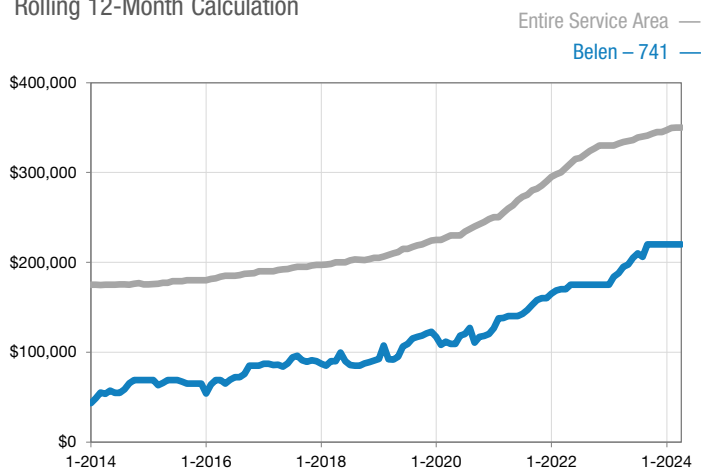
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	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.

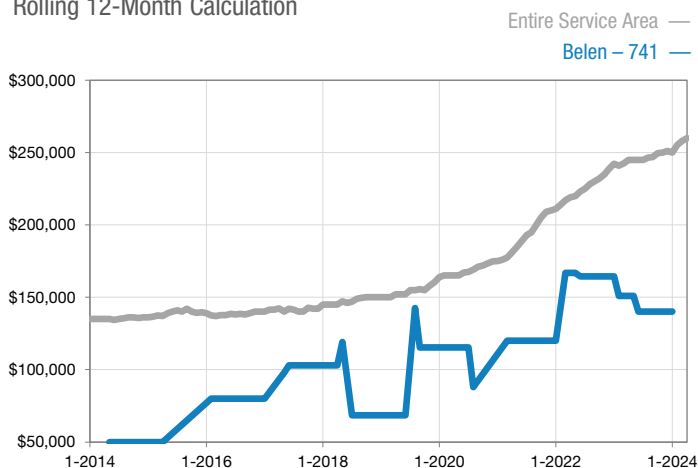
Median Sales Price - Single-Family Detached

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.