Local Market Update for December 2024

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

West Belen – 730

North of Socorro County Line, South of Square Deal Rd, West of I-25 to Alamo Navajo Reservation

Single-Family Detached

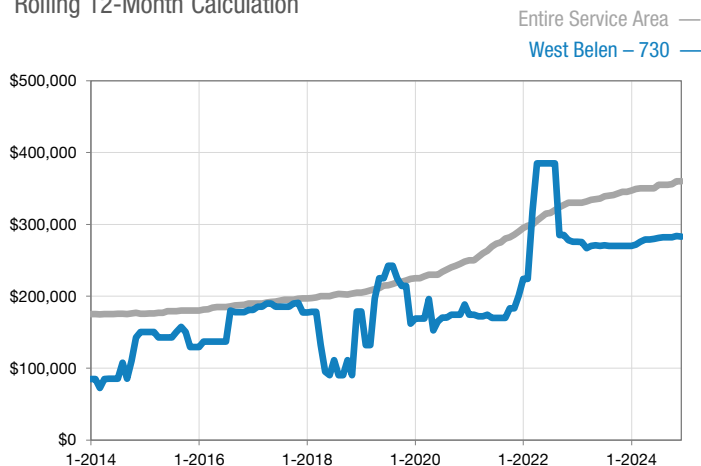| Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	1	0	- 100.0%	72	61	- 15.3%
Pending Sales	3	2	- 33.3%	68	58	- 14.7%
Closed Sales	7	3	- 57.1%	67	59	- 11.9%
Days on Market Until Sale	98	79	- 19.4%	85	80	- 5.9%
Median Sales Price*	$311,900	$275,000	- 11.8%	$269,900	$282,900	+ 4.8%
Average Sales Price*	$299,757	$277,967	- 7.3%	$277,997	$293,419	+ 5.5%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	3.5	2.7	- 22.9%	--	--	--

* 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

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	1	--	1	1	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	1	--	--	--	--
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.
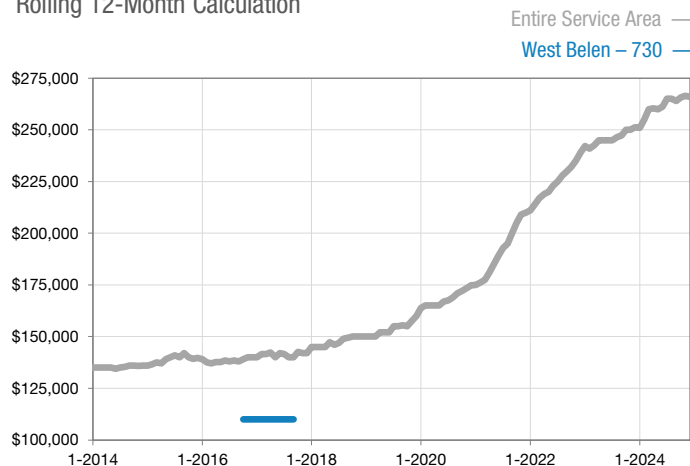
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
West Belen – 730 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
West Belen – 730 —

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.