

Local Market Update – April 2025

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



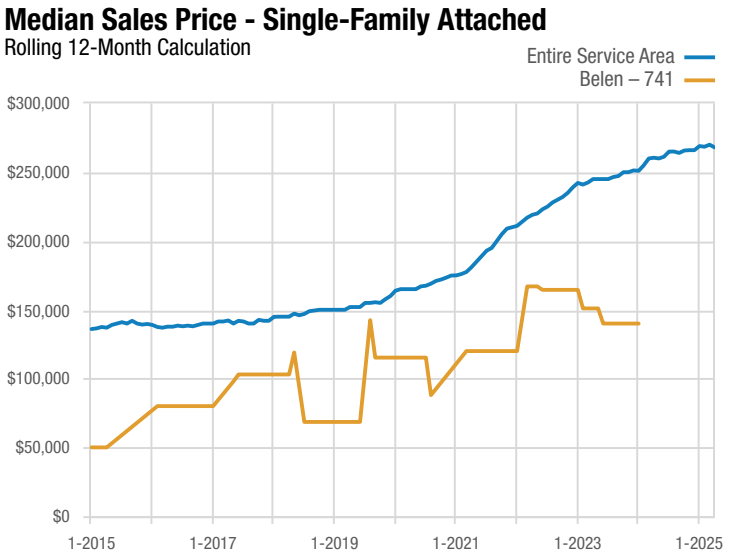
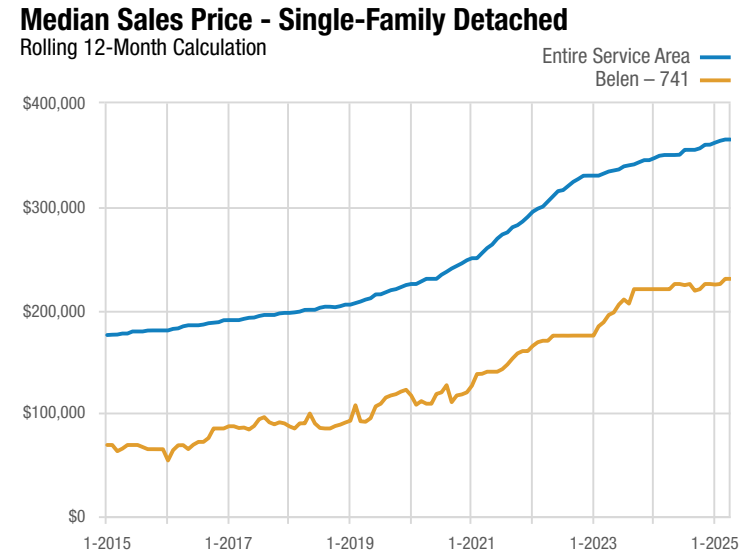
Belen – 741

North of Castillo Rd, South of I-25 Bypass, East of I-25, West of Rio Grande River / Hwy 304

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	11	0.0%	40	26	- 35.0%
Pending Sales	4	12	+ 200.0%	28	27	- 3.6%
Closed Sales	9	5	- 44.4%	27	23	- 14.8%
Days on Market Until Sale	40	32	- 20.0%	40	73	+ 82.5%
Median Sales Price*	\$260,000	\$270,000	+ 3.8%	\$216,000	\$260,000	+ 20.4%
Average Sales Price*	\$256,656	\$440,800	+ 71.7%	\$233,607	\$338,641	+ 45.0%
Percent of List Price Received*	98.8%	94.2%	- 4.7%	95.3%	96.6%	+ 1.4%
Inventory of Homes for Sale	22	17	- 22.7%	—	—	—
Months Supply of Inventory	3.6	2.6	- 27.8%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% 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.



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 May 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.