

Belen 87002

ZIP code · NM · New Mexico > Valencia County > Belen

SELLER'S MARKET

\$258K

MEDIAN SALE PRICE

+56.2%

1-YR CHANGE

113

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

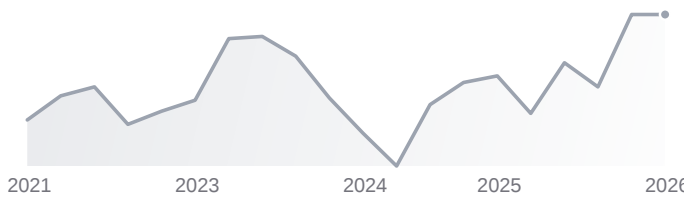
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

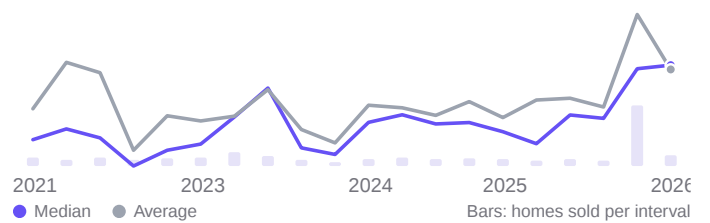
Market temperature (0–100)

74 / 100



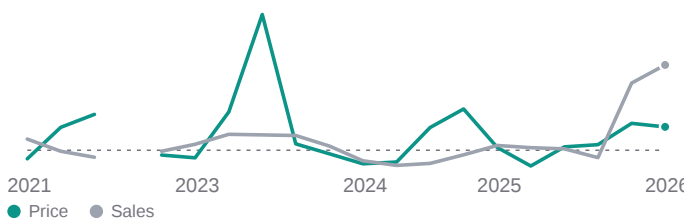
Sale prices

Median \$267K · Average \$257K



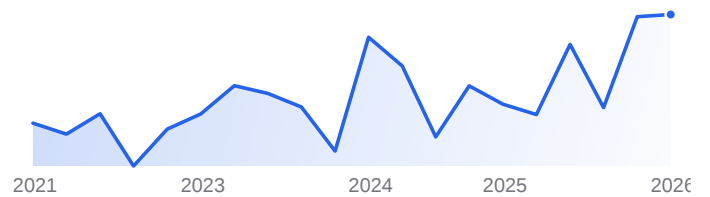
Growth (year over year)

Price +56.2% · Sales +205.4%



Price per square foot

\$147/ft²



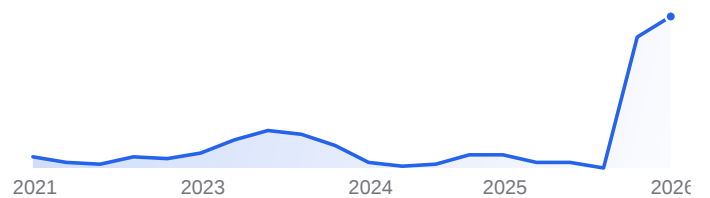
Sale premium vs estimated value

-6.1%



Annual turnover (share of homes sold)

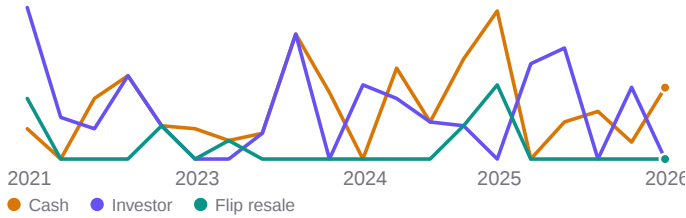
1.1%



BUYERS & OUTCOMES

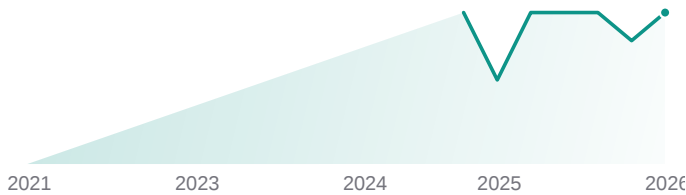
Buyer mix

Cash 21% · Investor 0% · Flip resale 0%



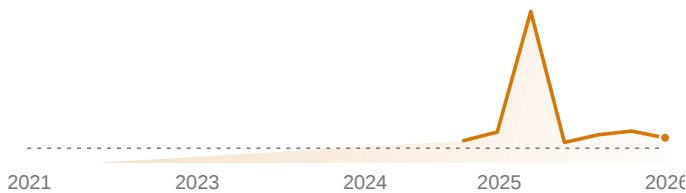
Sellers who sold at a gain

100%

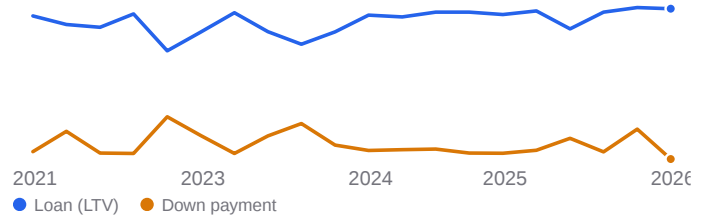


Median annualized return at resale

+3.8%

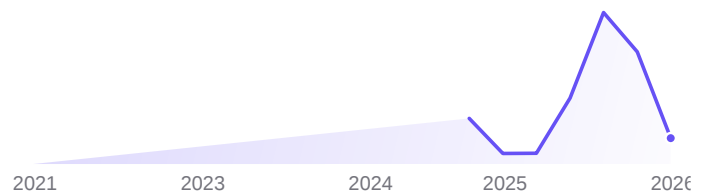


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



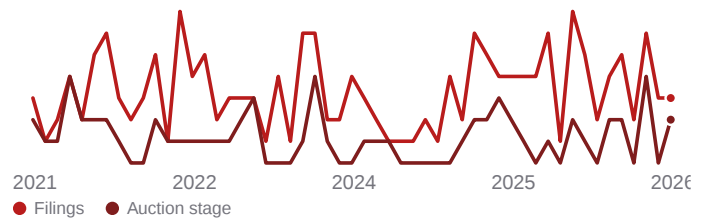
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	9,843
Median value (AVM)	\$237K
Median size	1,736 ft²
Median bedrooms	3
Median year built	1988
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	7.4%
Median loan-to-value	39%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	23,003
Density	53 / mi²
Median household income	\$52K
Average household income	\$65K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	139
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	20.3%
Unemployment	0.9%
Average temp	55°F
Annual precip	10 in
Sunshine	76%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.