

Local Market Update for February 2024

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



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	11	7	- 36.4%	21	18	- 14.3%
Pending Sales	8	5	- 37.5%	15	17	+ 13.3%
Closed Sales	10	9	- 10.0%	22	19	- 13.6%
Days on Market Until Sale	52	67	+ 28.8%	42	66	+ 57.1%
Median Sales Price*	\$225,500	\$266,500	+ 18.2%	\$244,300	\$272,490	+ 11.5%
Average Sales Price*	\$229,300	\$260,998	+ 13.8%	\$243,585	\$269,864	+ 10.8%
Percent of List Price Received*	99.3%	99.7%	+ 0.4%	99.6%	100.1%	+ 0.5%
Inventory of Homes for Sale	32	8	- 75.0%	--	--	--
Months Supply of Inventory	3.6	0.7	- 80.6%	--	--	--

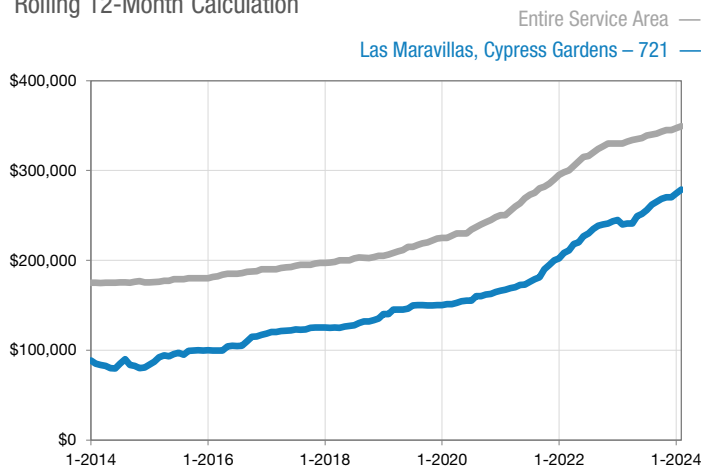
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent 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.

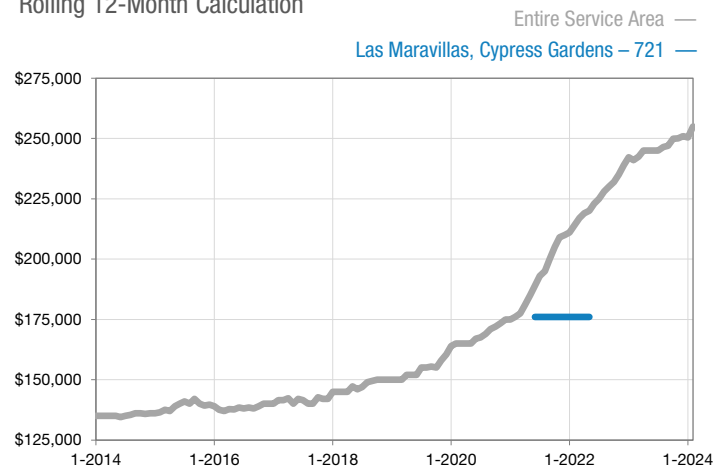
Median Sales Price - Single-Family Detached

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.