

Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	16	16	0.0%	67	49	- 26.9%
Pending Sales	17	11	- 35.3%	65	40	- 38.5%
Closed Sales	18	5	- 72.2%	52	38	- 26.9%
Days on Market Until Sale	63	20	- 68.3%	45	48	+ 6.7%
Median Sales Price*	\$282,709	\$290,000	+ 2.6%	\$257,150	\$281,490	+ 9.5%
Average Sales Price*	\$274,820	\$292,978	+ 6.6%	\$258,818	\$287,152	+ 10.9%
Percent of List Price Received*	99.6%	100.3%	+ 0.7%	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--

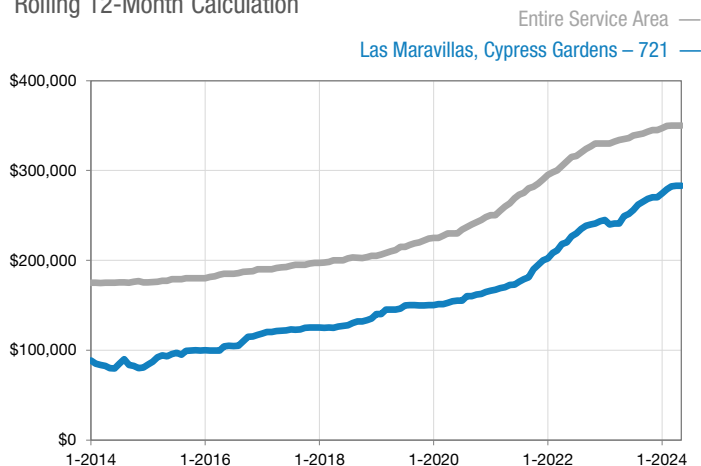
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	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.

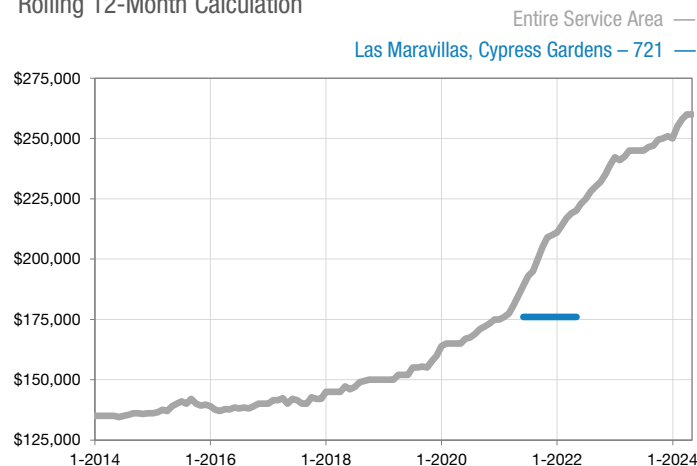
Median Sales Price - Single-Family Detached

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.