

Local Market Update for September 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	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	14	9	- 35.7%	125	88	- 29.6%
Pending Sales	5	7	+ 40.0%	109	69	- 36.7%
Closed Sales	10	6	- 40.0%	114	67	- 41.2%
Days on Market Until Sale	39	33	- 15.4%	58	37	- 36.2%
Median Sales Price*	\$278,000	\$257,000	- 7.6%	\$274,500	\$270,990	- 1.3%
Average Sales Price*	\$268,411	\$277,082	+ 3.2%	\$268,803	\$278,667	+ 3.7%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	32	18	- 43.8%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--

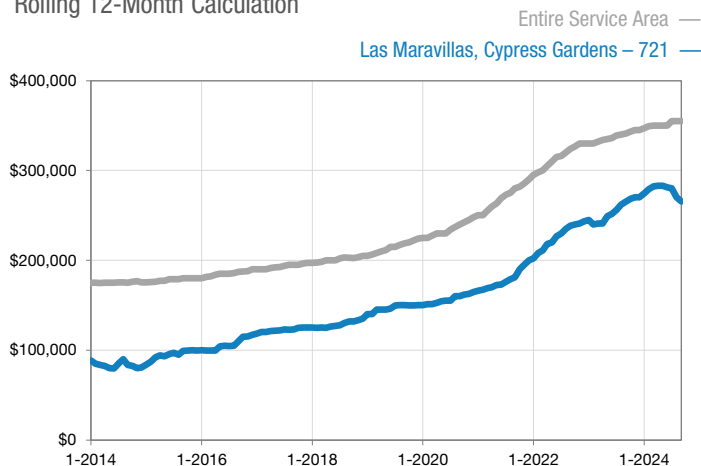
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	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.

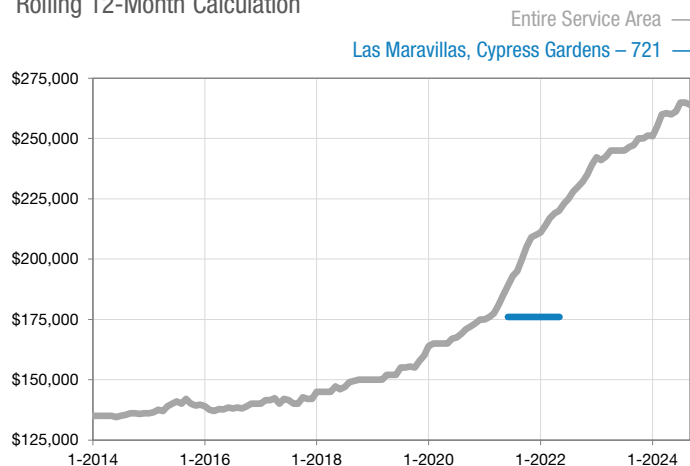
Median Sales Price - Single-Family Detached

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.