

Local Market Update for September 2020

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		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	12	9	- 25.0%	114	106	- 7.0%
Pending Sales	9	12	+ 33.3%	107	108	+ 0.9%
Closed Sales	14	14	0.0%	104	95	- 8.7%
Days on Market Until Sale	38	13	- 65.8%	53	24	- 54.7%
Median Sales Price*	\$148,000	\$170,000	+ 14.9%	\$150,000	\$162,000	+ 8.0%
Average Sales Price*	\$147,075	\$175,953	+ 19.6%	\$151,295	\$162,859	+ 7.6%
Percent of List Price Received*	98.4%	100.7%	+ 2.3%	98.9%	99.2%	+ 0.3%
Inventory of Homes for Sale	21	3	- 85.7%	--	--	--
Months Supply of Inventory	1.8	0.3	- 83.3%	--	--	--

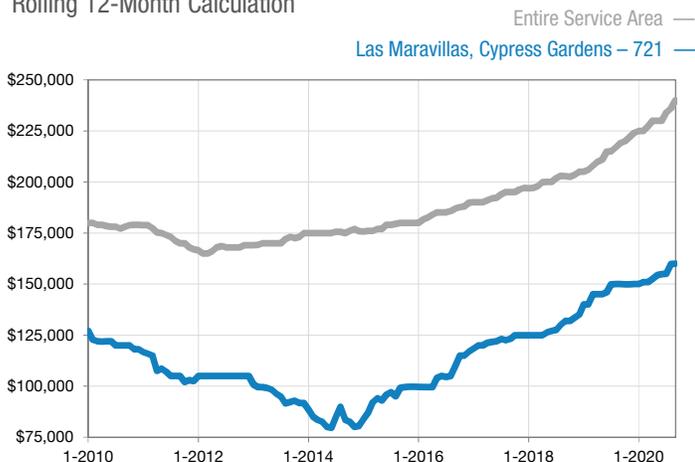
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
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.

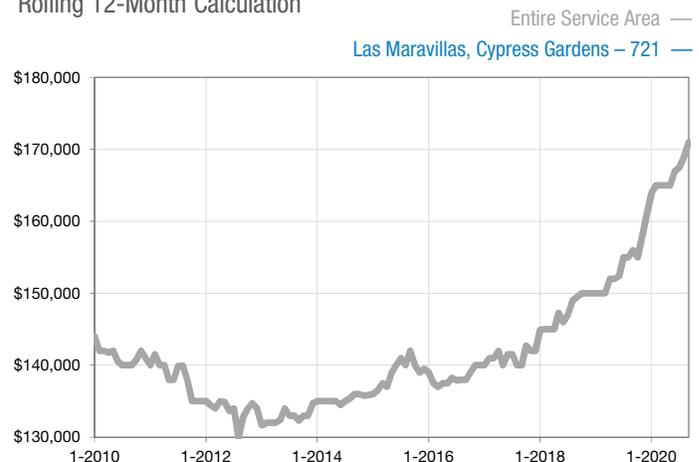
Median Sales Price - Single-Family Detached

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.