

# Local Market Update for February 2021

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	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	18	7	- 61.1%	25	11	- 56.0%
Pending Sales	9	9	0.0%	17	14	- 17.6%
Closed Sales	5	10	+ 100.0%	15	17	+ 13.3%
Days on Market Until Sale	57	4	- 93.0%	50	6	- 88.0%
Median Sales Price*	\$147,500	<b>\$168,500</b>	+ 14.2%	\$159,990	<b>\$170,000</b>	+ 6.3%
Average Sales Price*	\$137,241	<b>\$170,930</b>	+ 24.5%	\$155,833	<b>\$173,313</b>	+ 11.2%
Percent of List Price Received*	97.9%	<b>101.7%</b>	+ 3.9%	98.8%	<b>101.3%</b>	+ 2.5%
Inventory of Homes for Sale	23	1	- 95.7%	--	--	--
Months Supply of Inventory	2.2	0.1	- 95.5%	--	--	--

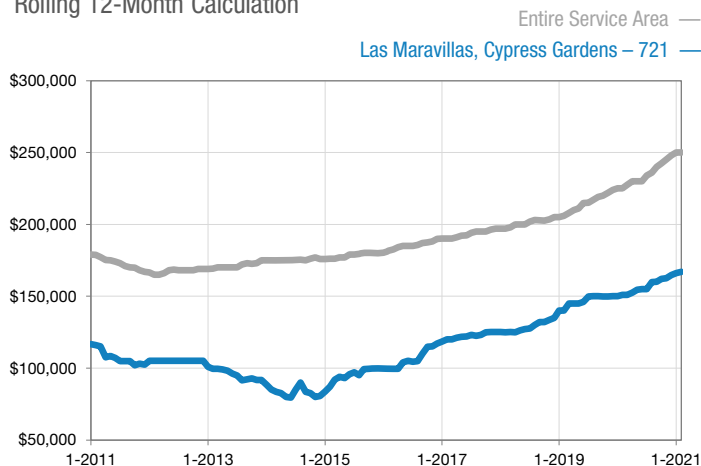
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	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.

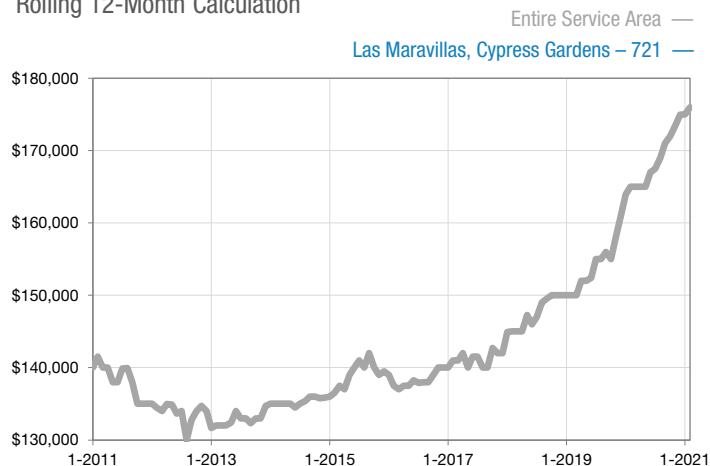
### Median Sales Price - Single-Family Detached

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.