

Local Market Update for March 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	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	12	9	- 25.0%	37	20	- 45.9%
Pending Sales	14	7	- 50.0%	31	21	- 32.3%
Closed Sales	7	8	+ 14.3%	22	25	+ 13.6%
Days on Market Until Sale	10	13	+ 30.0%	37	8	- 78.4%
Median Sales Price*	\$164,260	\$202,800	+ 23.5%	\$161,343	\$177,000	+ 9.7%
Average Sales Price*	\$167,835	\$211,188	+ 25.8%	\$159,652	\$185,433	+ 16.1%
Percent of List Price Received*	99.0%	103.1%	+ 4.1%	98.9%	101.9%	+ 3.0%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--

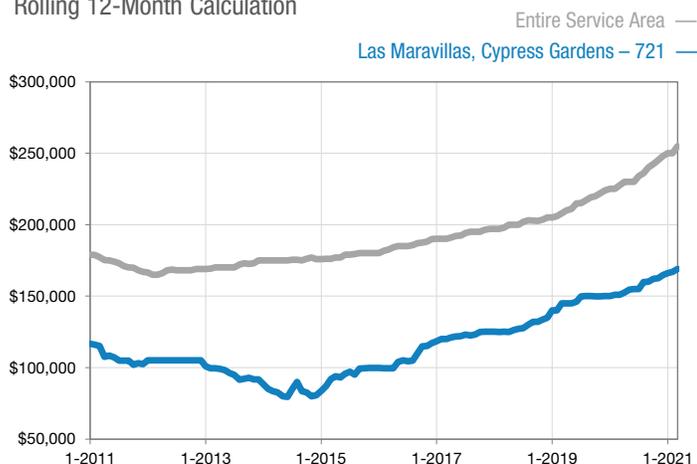
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	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.

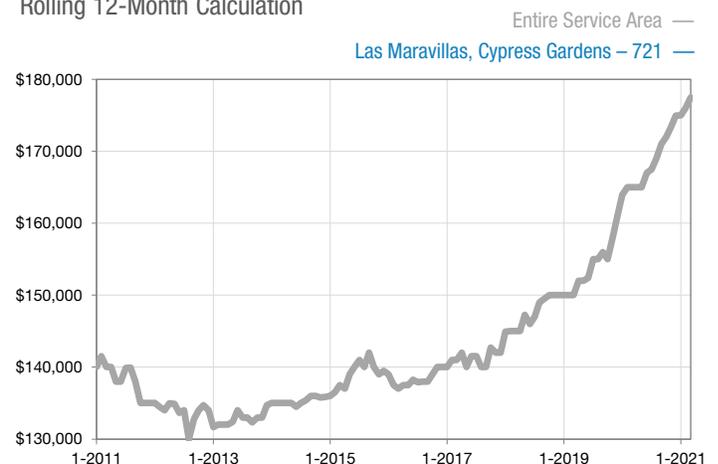
Median Sales Price - Single-Family Detached

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.