Local Market Update for April 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

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

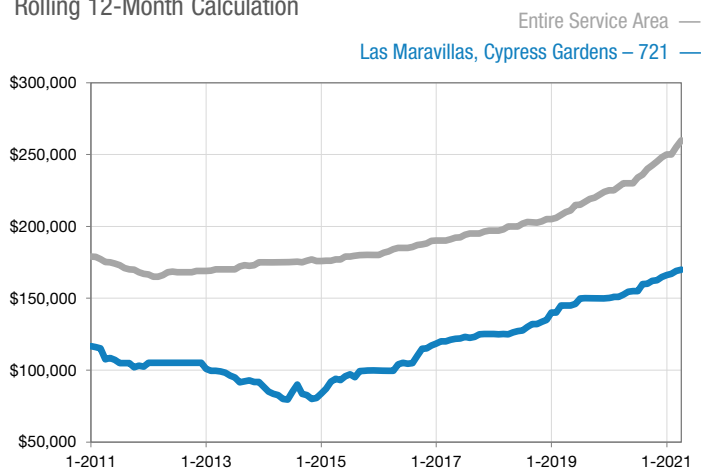| Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	9	17	+ 88.9%	46	37	- 19.6%
Pending Sales	15	11	- 26.7%	46	33	- 28.3%
Closed Sales	11	9	- 18.2%	33	34	+ 3.0%
Days on Market Until Sale	33	15	- 54.5%	36	10	- 72.2%
Median Sales Price*	$167,000	$195,000	+ 16.8%	$161,900	$179,500	+ 10.9%
Average Sales Price*	$159,644	$204,600	+ 28.2%	$159,649	$190,506	+ 19.3%
Percent of List Price Received*	99.1%	101.6%	+ 2.5%	98.9%	101.8%	+ 2.9%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* 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

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	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.
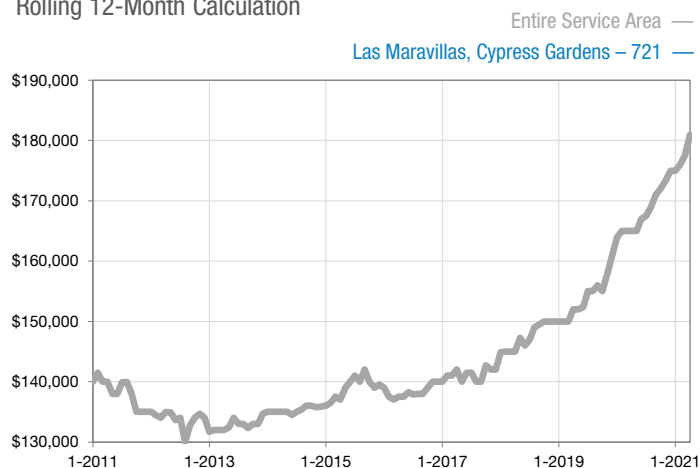
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Las Maravillas, Cypress Gardens – 721 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Las Maravillas, Cypress Gardens – 721 —

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.