

Local Market Update for May 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	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	56	47	- 16.1%
Pending Sales	8	16	+ 100.0%	54	49	- 9.3%
Closed Sales	10	9	- 10.0%	43	43	0.0%
Days on Market Until Sale	16	2	- 87.5%	31	8	- 74.2%
Median Sales Price*	\$152,000	\$201,200	+ 32.4%	\$160,000	\$181,000	+ 13.1%
Average Sales Price*	\$156,750	\$222,050	+ 41.7%	\$158,975	\$197,108	+ 24.0%
Percent of List Price Received*	97.2%	101.5%	+ 4.4%	98.5%	101.8%	+ 3.4%
Inventory of Homes for Sale	14	1	- 92.9%	--	--	--
Months Supply of Inventory	1.3	0.1	- 92.3%	--	--	--

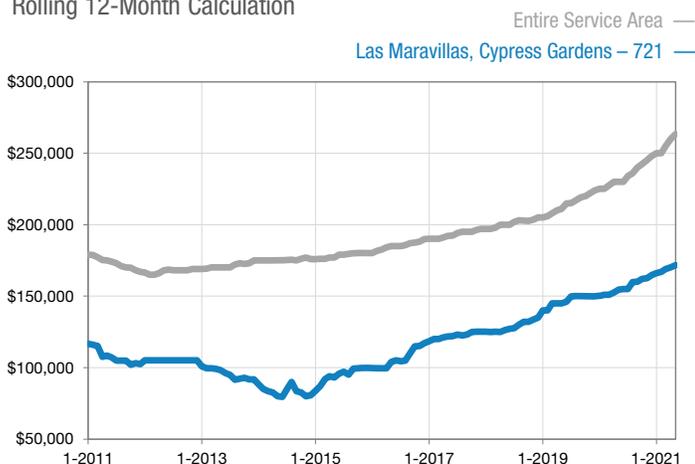
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	0	1	--	0	1	--
Pending Sales	0	1	--	0	1	--
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.