

# Local Market Update for June 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	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
<b>Key Metrics</b>						
New Listings	9	12	+ 33.3%	65	59	- 9.2%
Pending Sales	9	11	+ 22.2%	63	58	- 7.9%
Closed Sales	7	12	+ 71.4%	50	56	+ 12.0%
Days on Market Until Sale	36	7	- 80.6%	32	8	- 75.0%
Median Sales Price*	\$155,000	<b>\$188,500</b>	+ 21.6%	\$159,995	<b>\$183,500</b>	+ 14.7%
Average Sales Price*	\$157,286	<b>\$203,792</b>	+ 29.6%	\$158,739	<b>\$198,967</b>	+ 25.3%
Percent of List Price Received*	98.2%	<b>102.0%</b>	+ 3.9%	98.5%	<b>101.7%</b>	+ 3.2%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.3</b>	- 75.0%	--	--	--

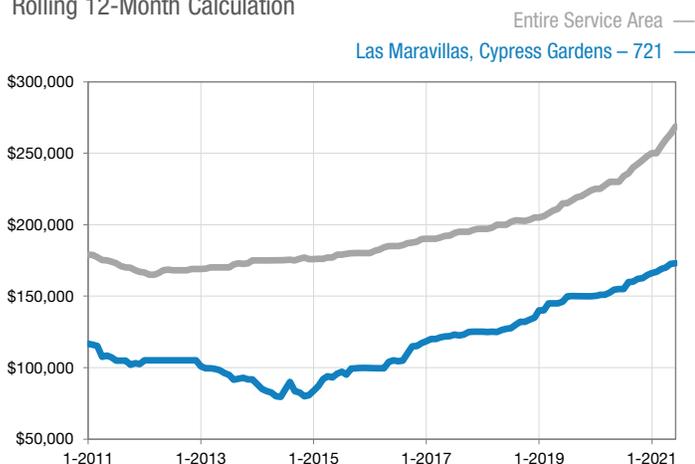
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	1	--	--	1	--
Median Sales Price*	--	<b>\$176,000</b>	--	--	<b>\$176,000</b>	--
Average Sales Price*	--	<b>\$176,000</b>	--	--	<b>\$176,000</b>	--
Percent of List Price Received*	--	<b>100.6%</b>	--	--	<b>100.6%</b>	--
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.