

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	17	10	- 41.2%	82	69	- 15.9%
Pending Sales	20	9	- 55.0%	83	67	- 19.3%
Closed Sales	14	10	- 28.6%	64	66	+ 3.1%
Days on Market Until Sale	31	5	- 83.9%	32	7	- 78.1%
Median Sales Price*	\$164,000	\$202,500	+ 23.5%	\$160,000	\$188,500	+ 17.8%
Average Sales Price*	\$158,813	\$202,100	+ 27.3%	\$158,755	\$199,442	+ 25.6%
Percent of List Price Received*	99.2%	103.7%	+ 4.5%	98.7%	102.0%	+ 3.3%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

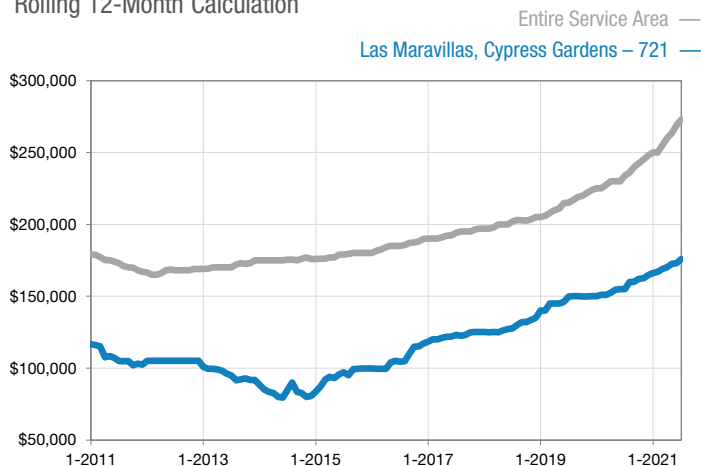
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	1	--
Median Sales Price*	--	--	--	--	\$176,000	--
Average Sales Price*	--	--	--	--	\$176,000	--
Percent of List Price Received*	--	--	--	--	100.6%	--
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.

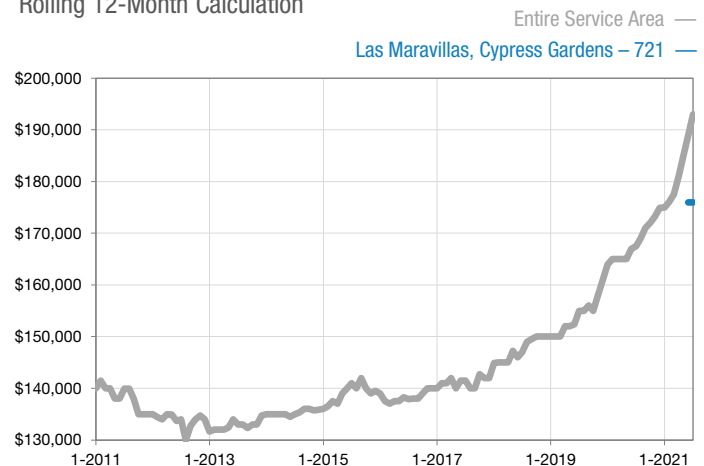
Median Sales Price - Single-Family Detached

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.