

Local Market Update for August 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	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	15	23	+ 53.3%	97	93	- 4.1%
Pending Sales	10	19	+ 90.0%	93	84	- 9.7%
Closed Sales	17	7	- 58.8%	81	73	- 9.9%
Days on Market Until Sale	6	3	- 50.0%	26	7	- 73.1%
Median Sales Price*	\$168,000	\$185,000	+ 10.1%	\$161,900	\$187,000	+ 15.5%
Average Sales Price*	\$167,529	\$190,429	+ 13.7%	\$160,596	\$198,578	+ 23.7%
Percent of List Price Received*	99.8%	102.1%	+ 2.3%	98.9%	102.0%	+ 3.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

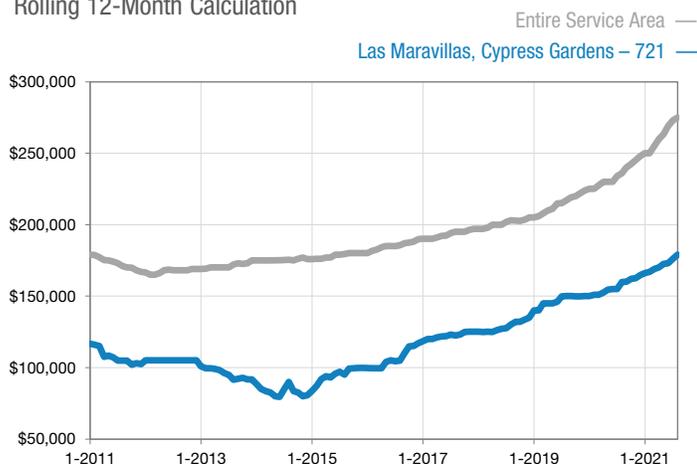
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
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.

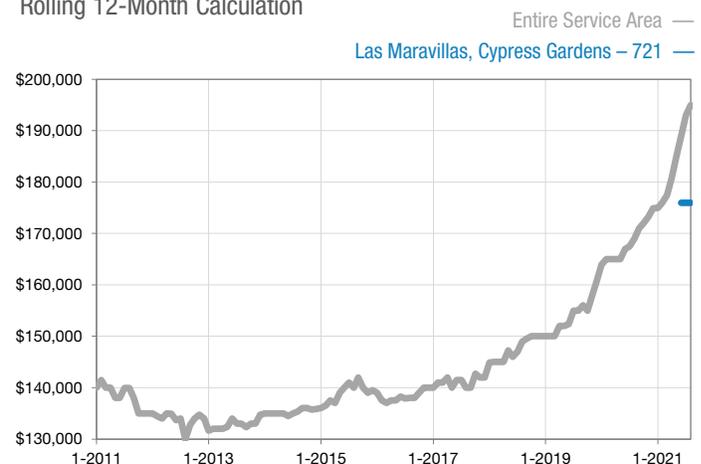
Median Sales Price - Single-Family Detached

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.