

Local Market Update for September 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	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	9	15	+ 66.7%	106	108	+ 1.9%
Pending Sales	12	12	0.0%	105	96	- 8.6%
Closed Sales	14	13	- 7.1%	95	86	- 9.5%
Days on Market Until Sale	13	6	- 53.8%	24	7	- 70.8%
Median Sales Price*	\$170,000	\$195,000	+ 14.7%	\$162,000	\$188,500	+ 16.4%
Average Sales Price*	\$175,953	\$204,962	+ 16.5%	\$162,859	\$199,543	+ 22.5%
Percent of List Price Received*	100.7%	102.4%	+ 1.7%	99.2%	102.1%	+ 2.9%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

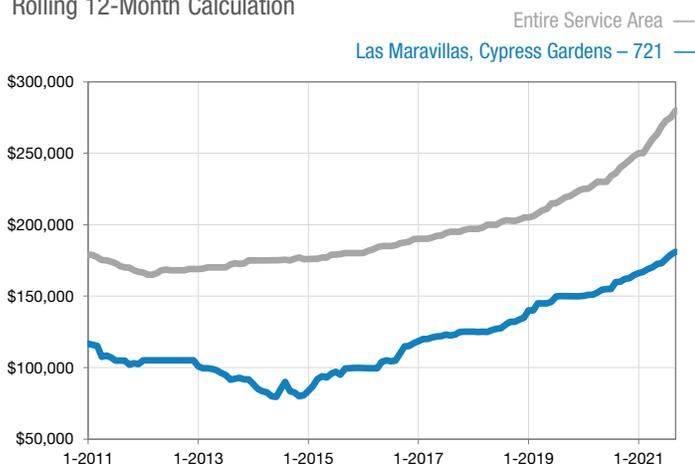
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	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.

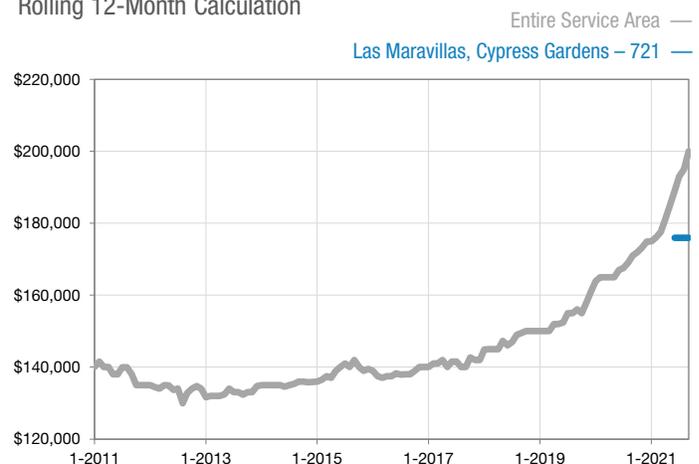
Median Sales Price - Single-Family Detached

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.