

# Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	10	10	0.0%	116	118	+ 1.7%
Pending Sales	8	13	+ 62.5%	113	108	- 4.4%
Closed Sales	15	13	- 13.3%	110	99	- 10.0%
Days on Market Until Sale	8	4	- 50.0%	22	7	- 68.2%
Median Sales Price*	\$173,000	\$208,000	+ 20.2%	\$164,000	\$195,000	+ 18.9%
Average Sales Price*	\$173,286	\$212,331	+ 22.5%	\$164,281	\$201,222	+ 22.5%
Percent of List Price Received*	100.5%	103.4%	+ 2.9%	99.4%	102.3%	+ 2.9%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

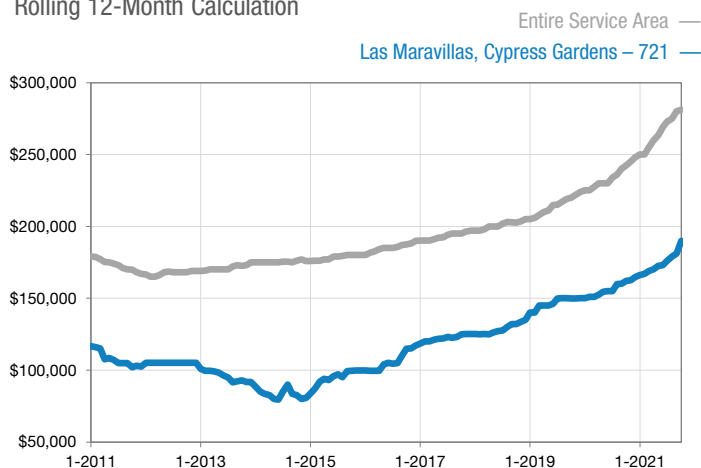
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	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.

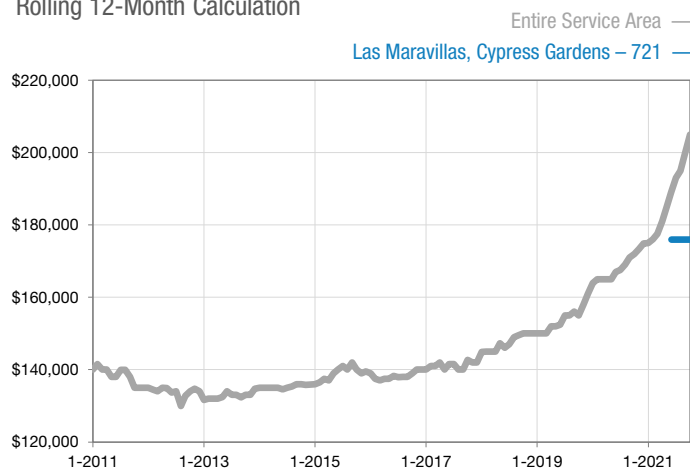
### Median Sales Price - Single-Family Detached

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.