

# Local Market Update for December 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	7	4	- 42.9%	130	132	+ 1.5%
Pending Sales	11	7	- 36.4%	130	124	- 4.6%
Closed Sales	6	13	+ 116.7%	126	119	- 5.6%
Days on Market Until Sale	3	11	+ 266.7%	21	7	- 66.7%
Median Sales Price*	\$167,000	\$230,000	+ 37.7%	\$164,630	\$200,000	+ 21.5%
Average Sales Price*	\$180,833	\$226,927	+ 25.5%	\$166,290	\$204,903	+ 23.2%
Percent of List Price Received*	101.4%	99.0%	- 2.4%	99.5%	101.9%	+ 2.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

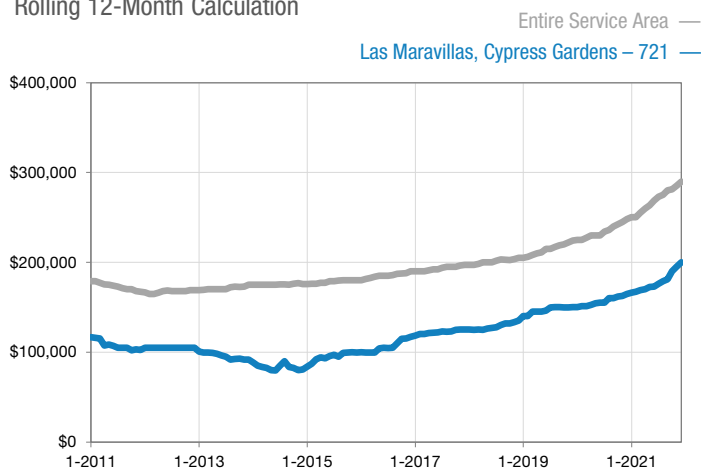
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	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.

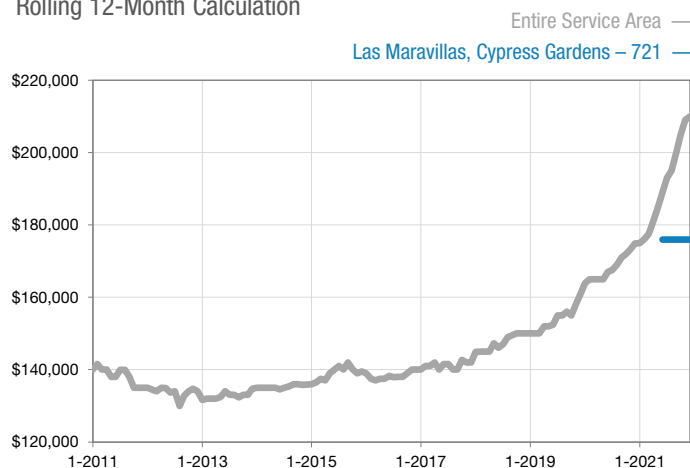
### Median Sales Price - Single-Family Detached

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.