

Local Market Update for January 2022

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 | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 1-2021 | Thru 1-2022 | Percent Change |
| New Listings | 4 | 9 | + 125.0% | 4 | 9 | + 125.0% |
| Pending Sales | 5 | 11 | + 120.0% | 5 | 11 | + 120.0% |
| Closed Sales | 7 | 9 | + 28.6% | 7 | 9 | + 28.6% |
| Days on Market Until Sale | 9 | 18 | + 100.0% | 9 | 18 | + 100.0% |
| Median Sales Price* | \$175,000 | \$238,950 | + 36.5% | \$175,000 | \$238,950 | + 36.5% |
| Average Sales Price* | \$176,716 | \$233,360 | + 32.1% | \$176,716 | \$233,360 | + 32.1% |
| Percent of List Price Received* | 100.8% | 100.6% | - 0.2% | 100.8% | 100.6% | - 0.2% |
| Inventory of Homes for Sale | 4 | 5 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 0.5 | + 25.0% | -- | -- | -- |

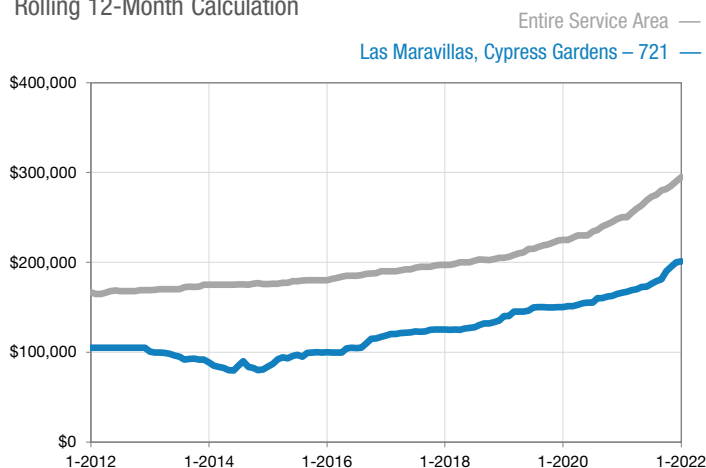
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | January | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 1-2021 | Thru 1-2022 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| 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.

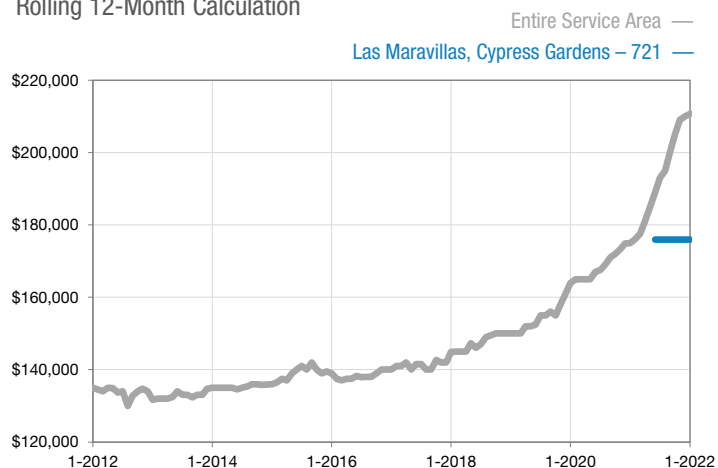
Median Sales Price - Single-Family Detached

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.