

# Local Market Update for February 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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	7	17	+ 142.9%	11	26	+ 136.4%
Pending Sales	10	17	+ 70.0%	15	26	+ 73.3%
Closed Sales	10	7	- 30.0%	17	19	+ 11.8%
Days on Market Until Sale	4	37	+ 825.0%	6	28	+ 366.7%
Median Sales Price*	\$168,500	\$270,000	+ 60.2%	\$170,000	\$256,420	+ 50.8%
Average Sales Price*	\$170,930	\$258,854	+ 51.4%	\$173,313	\$247,682	+ 42.9%
Percent of List Price Received*	101.7%	104.6%	+ 2.9%	101.3%	102.0%	+ 0.7%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

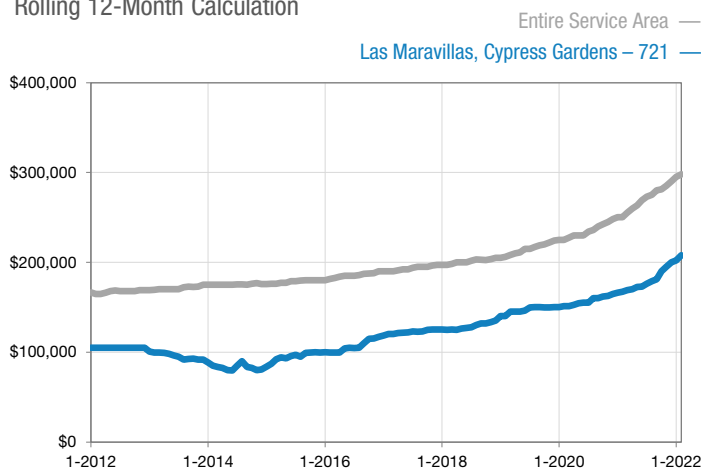
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	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.

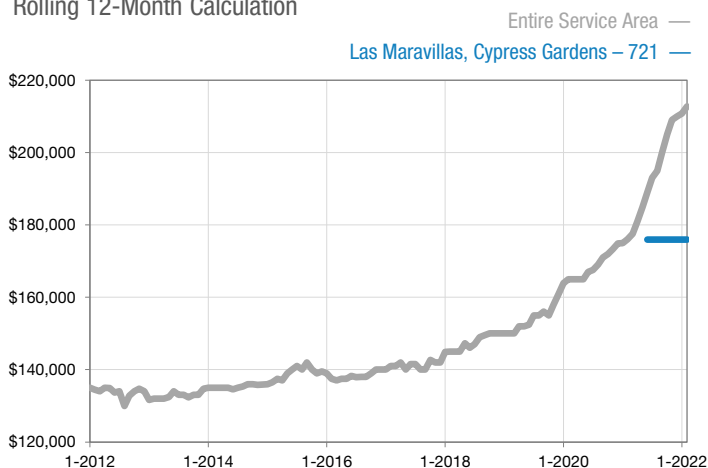
### Median Sales Price - Single-Family Detached

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.