

# Local Market Update for April 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	18	9	- 50.0%	39	47	+ 20.5%
Pending Sales	9	6	- 33.3%	31	50	+ 61.3%
Closed Sales	9	10	+ 11.1%	34	52	+ 52.9%
Days on Market Until Sale	15	7	- 53.3%	10	21	+ 110.0%
Median Sales Price*	\$195,000	<b>\$245,000</b>	+ 25.6%	\$179,500	<b>\$246,998</b>	+ 37.6%
Average Sales Price*	\$204,600	<b>\$245,500</b>	+ 20.0%	\$190,506	<b>\$248,963</b>	+ 30.7%
Percent of List Price Received*	101.6%	<b>103.1%</b>	+ 1.5%	101.8%	<b>102.5%</b>	+ 0.7%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.3	<b>0.3</b>	- 76.9%	--	--	--

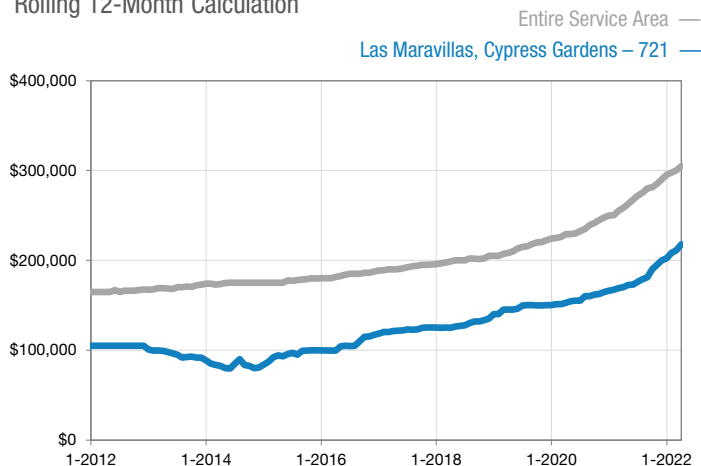
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	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.

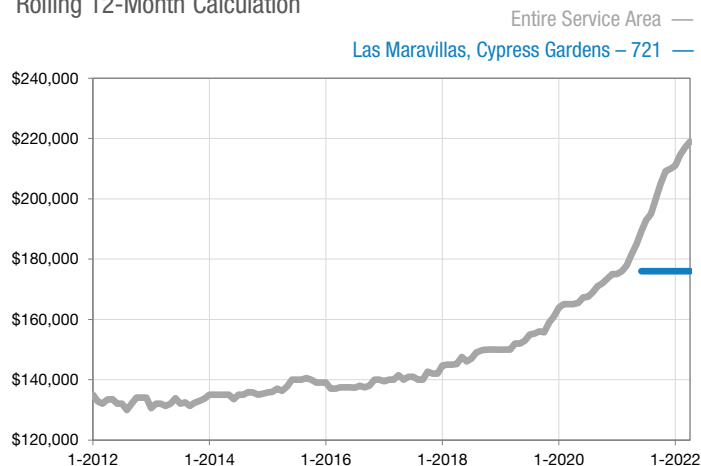
### Median Sales Price - Single-Family Detached

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.