

Local Market Update for June 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	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	12	8	- 33.3%	60	67	+ 11.7%
Pending Sales	10	7	- 30.0%	57	68	+ 19.3%
Closed Sales	12	9	- 25.0%	56	71	+ 26.8%
Days on Market Until Sale	7	4	- 42.9%	8	17	+ 112.5%
Median Sales Price*	\$188,500	\$242,000	+ 28.4%	\$183,500	\$245,000	+ 33.5%
Average Sales Price*	\$203,792	\$240,667	+ 18.1%	\$198,967	\$244,810	+ 23.0%
Percent of List Price Received*	102.0%	101.0%	- 1.0%	101.7%	102.2%	+ 0.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

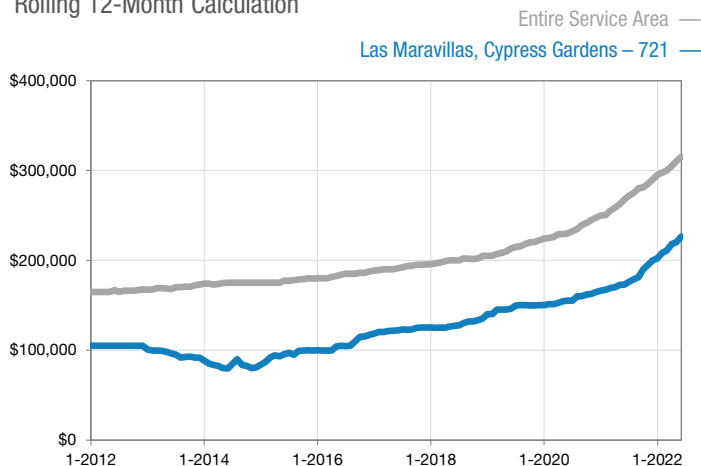
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	1	--	--	1	--	--
Median Sales Price*	\$176,000	--	--	\$176,000	--	--
Average Sales Price*	\$176,000	--	--	\$176,000	--	--
Percent of List Price Received*	100.6%	--	--	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.

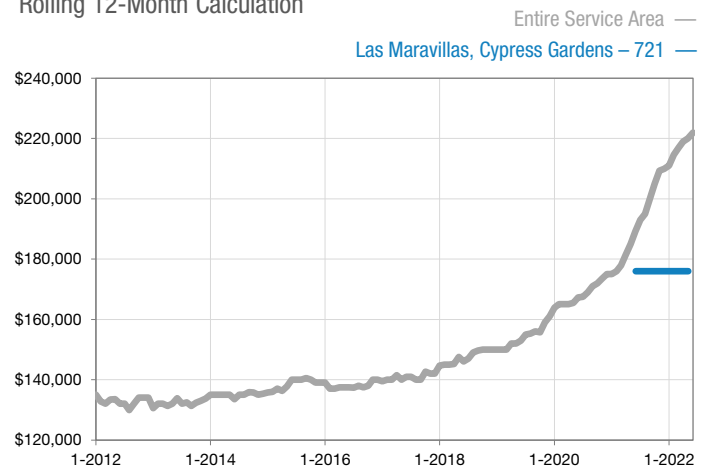
Median Sales Price - Single-Family Detached

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.