

# Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	10	12	+ 20.0%	70	79	+ 12.9%
Pending Sales	8	6	- 25.0%	65	73	+ 12.3%
Closed Sales	10	9	- 10.0%	66	80	+ 21.2%
Days on Market Until Sale	5	4	- 20.0%	7	15	+ 114.3%
Median Sales Price*	\$202,500	\$250,000	+ 23.5%	\$188,500	\$245,000	+ 30.0%
Average Sales Price*	\$202,100	\$247,570	+ 22.5%	\$199,442	\$245,120	+ 22.9%
Percent of List Price Received*	103.7%	100.8%	- 2.8%	102.0%	102.1%	+ 0.1%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

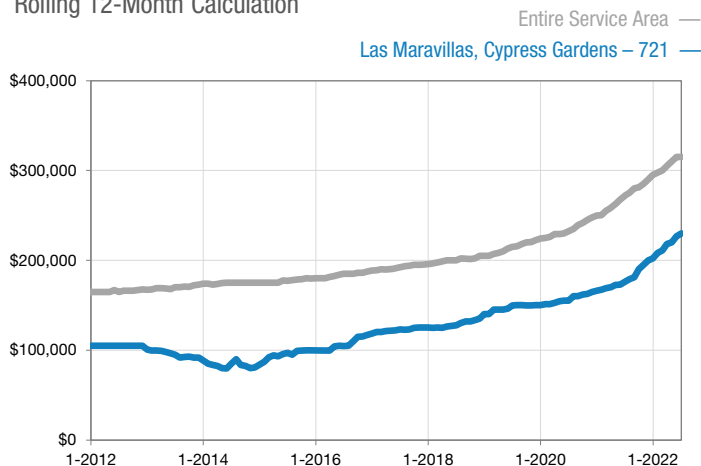
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
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.

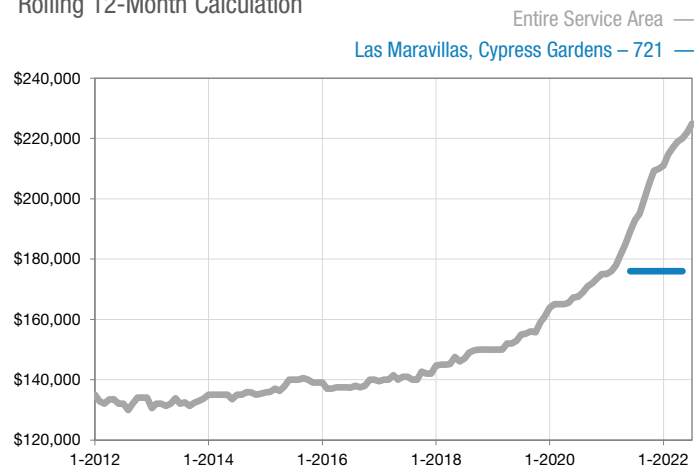
### Median Sales Price - Single-Family Detached

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.