

Local Market Update for August 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 | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 23 | 5 | - 78.3% | 93 | 84 | - 9.7% |
| Pending Sales | 19 | 11 | - 42.1% | 84 | 83 | - 1.2% |
| Closed Sales | 7 | 8 | + 14.3% | 73 | 88 | + 20.5% |
| Days on Market Until Sale | 3 | 9 | + 200.0% | 7 | 15 | + 114.3% |
| Median Sales Price* | \$185,000 | \$257,500 | + 39.2% | \$187,000 | \$245,495 | + 31.3% |
| Average Sales Price* | \$190,429 | \$263,275 | + 38.3% | \$198,578 | \$246,771 | + 24.3% |
| Percent of List Price Received* | 102.1% | 98.0% | - 4.0% | 102.0% | 101.7% | - 0.3% |
| Inventory of Homes for Sale | 10 | 4 | - 60.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.4 | - 60.0% | -- | -- | -- |

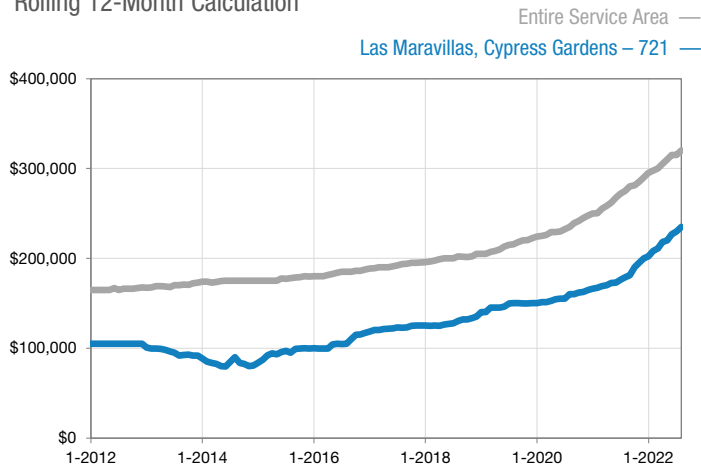
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | 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.

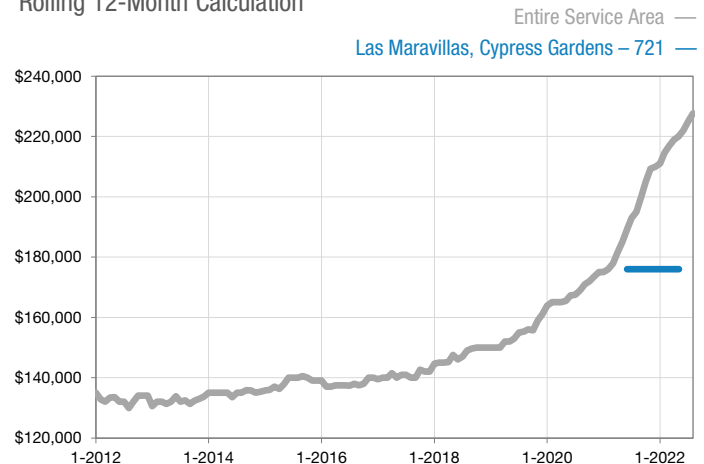
Median Sales Price - Single-Family Detached

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.