

# Local Market Update for September 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	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	15	17	+ 13.3%	108	101	- 6.5%
Pending Sales	11	8	- 27.3%	95	89	- 6.3%
Closed Sales	13	9	- 30.8%	86	97	+ 12.8%
Days on Market Until Sale	6	20	+ 233.3%	7	15	+ 114.3%
Median Sales Price*	\$195,000	<b>\$245,000</b>	+ 25.6%	\$188,500	<b>\$245,000</b>	+ 30.0%
Average Sales Price*	\$204,962	<b>\$238,178</b>	+ 16.2%	\$199,543	<b>\$245,973</b>	+ 23.3%
Percent of List Price Received*	102.4%	<b>97.7%</b>	- 4.6%	102.1%	<b>101.3%</b>	- 0.8%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

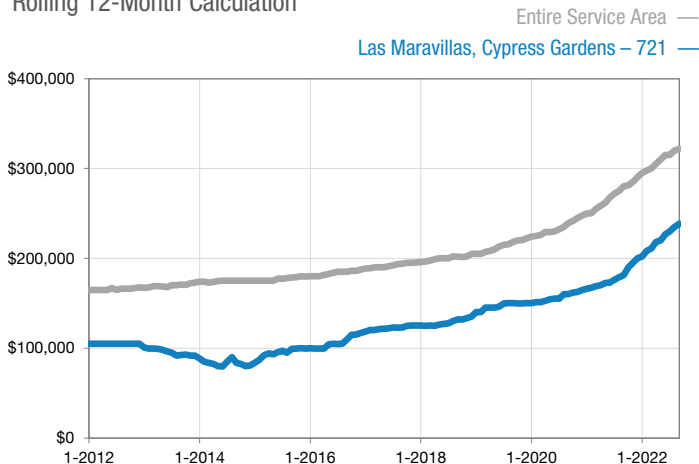
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	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.

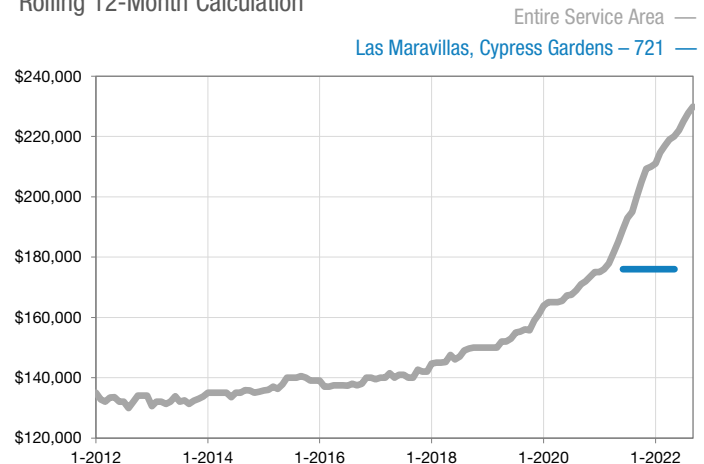
### Median Sales Price - Single-Family Detached

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.