

Local Market Update for October 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	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	10	19	+ 90.0%	118	120	+ 1.7%
Pending Sales	10	9	- 10.0%	105	98	- 6.7%
Closed Sales	13	6	- 53.8%	99	103	+ 4.0%
Days on Market Until Sale	4	9	+ 125.0%	7	15	+ 114.3%
Median Sales Price*	\$208,000	\$213,500	+ 2.6%	\$195,000	\$245,000	+ 25.6%
Average Sales Price*	\$212,331	\$219,667	+ 3.5%	\$201,222	\$244,441	+ 21.5%
Percent of List Price Received*	103.4%	100.4%	- 2.9%	102.3%	101.3%	- 1.0%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

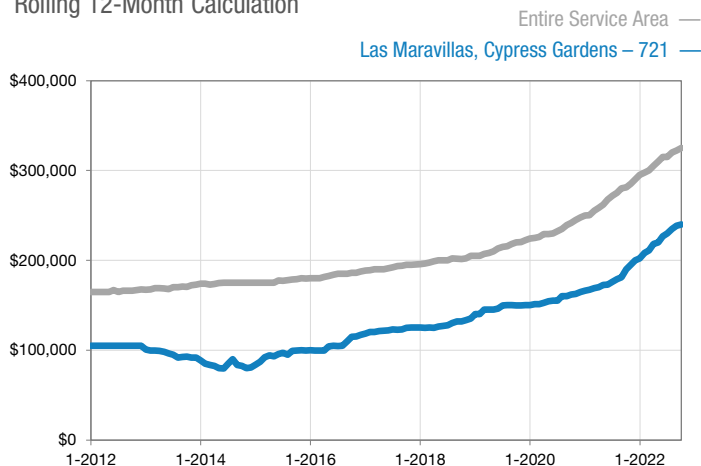
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	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.

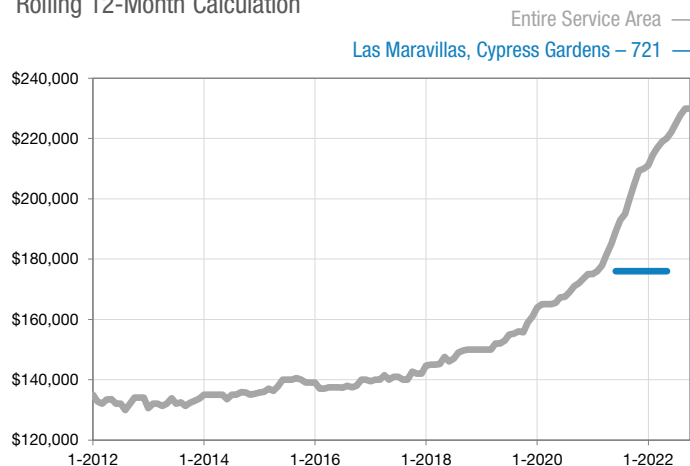
Median Sales Price - Single-Family Detached

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.