

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	4	15	+ 275.0%	132	149	+ 12.9%
Pending Sales	6	14	+ 133.3%	120	116	- 3.3%
Closed Sales	13	6	- 53.8%	119	115	- 3.4%
Days on Market Until Sale	11	14	+ 27.3%	7	15	+ 114.3%
Median Sales Price*	\$230,000	\$212,500	- 7.6%	\$200,000	\$242,000	+ 21.0%
Average Sales Price*	\$226,927	\$233,998	+ 3.1%	\$204,903	\$243,500	+ 18.8%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	101.9%	101.1%	- 0.8%
Inventory of Homes for Sale	11	30	+ 172.7%	--	--	--
Months Supply of Inventory	1.1	3.1	+ 181.8%	--	--	--

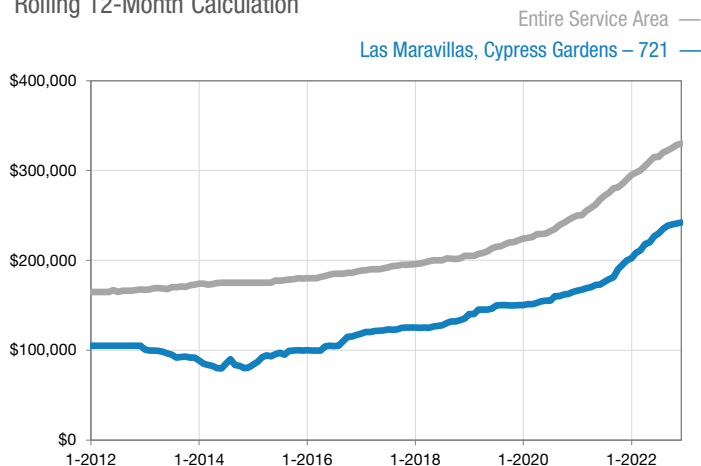
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	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.

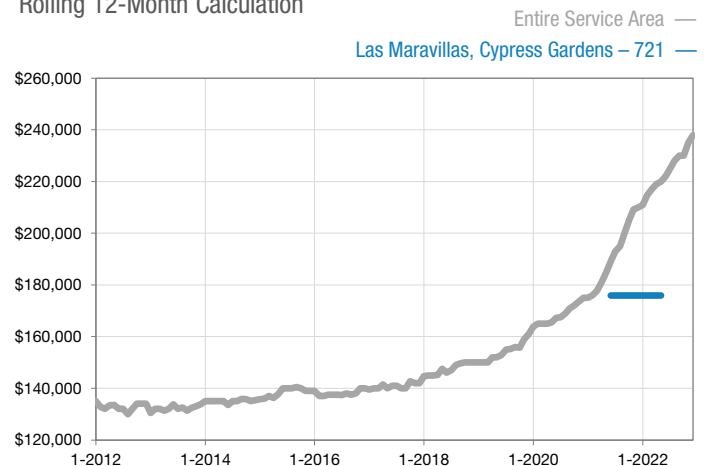
Median Sales Price - Single-Family Detached

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.