

Local Market Update for February 2023

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	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	18	9	- 50.0%	27	19	- 29.6%
Pending Sales	15	9	- 40.0%	24	16	- 33.3%
Closed Sales	7	9	+ 28.6%	19	21	+ 10.5%
Days on Market Until Sale	37	32	- 13.5%	28	33	+ 17.9%
Median Sales Price*	\$270,000	\$222,000	- 17.8%	\$256,420	\$243,600	- 5.0%
Average Sales Price*	\$258,854	\$223,278	- 13.7%	\$247,682	\$241,685	- 2.4%
Percent of List Price Received*	104.6%	99.2%	- 5.2%	102.0%	99.6%	- 2.4%
Inventory of Homes for Sale	12	29	+ 141.7%	--	--	--
Months Supply of Inventory	1.1	3.2	+ 190.9%	--	--	--

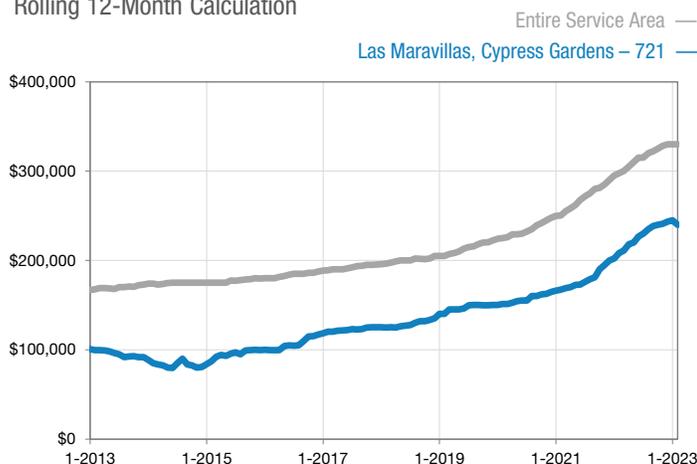
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

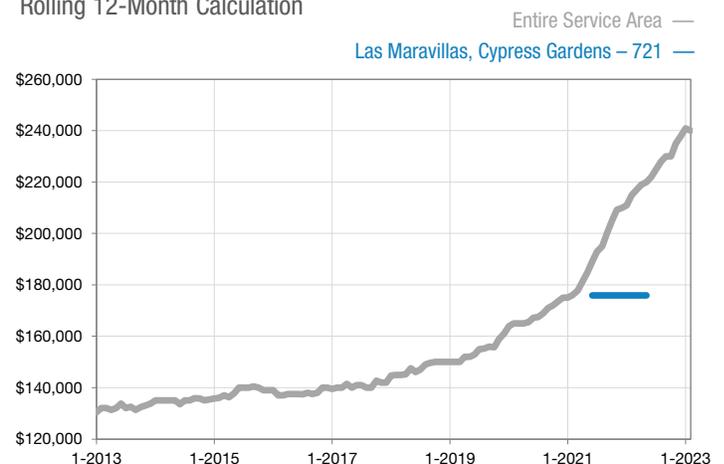
Median Sales Price - Single-Family Detached

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.