

Local Market Update for March 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	11	15	+ 36.4%	38	35	- 7.9%
Pending Sales	20	15	- 25.0%	44	30	- 31.8%
Closed Sales	23	7	- 69.6%	42	29	- 31.0%
Days on Market Until Sale	22	11	- 50.0%	25	34	+ 36.0%
Median Sales Price*	\$245,990	\$250,000	+ 1.6%	\$247,438	\$249,900	+ 1.0%
Average Sales Price*	\$251,528	\$247,900	- 1.4%	\$249,788	\$244,627	- 2.1%
Percent of List Price Received*	102.6%	101.0%	- 1.6%	102.3%	99.9%	- 2.3%
Inventory of Homes for Sale	2	30	+ 1400.0%	--	--	--
Months Supply of Inventory	0.2	3.5	+ 1650.0%	--	--	--

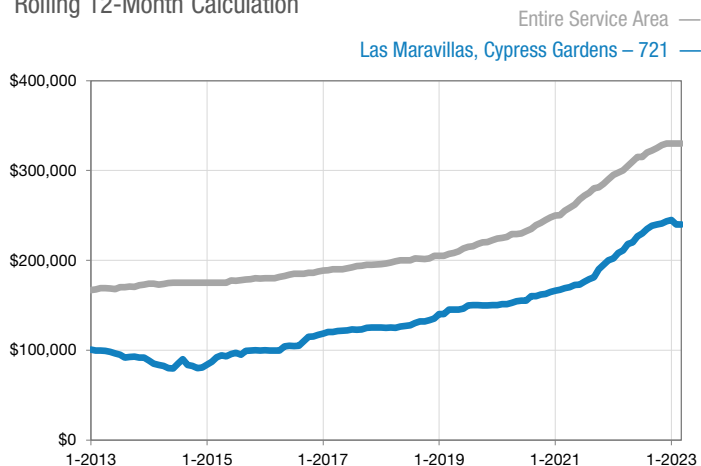
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
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.

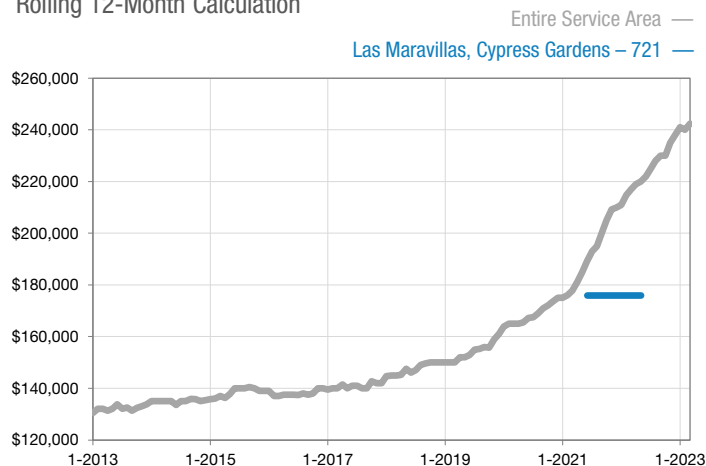
Median Sales Price - Single-Family Detached

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.