

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	47	49	+ 4.3%
Pending Sales	5	21	+ 320.0%	49	50	+ 2.0%
Closed Sales	10	4	- 60.0%	52	33	- 36.5%
Days on Market Until Sale	7	45	+ 542.9%	21	36	+ 71.4%
Median Sales Price*	\$245,000	\$260,000	+ 6.1%	\$246,998	\$249,999	+ 1.2%
Average Sales Price*	\$245,500	\$257,475	+ 4.9%	\$248,963	\$246,184	- 1.1%
Percent of List Price Received*	103.1%	98.6%	- 4.4%	102.5%	99.8%	- 2.6%
Inventory of Homes for Sale	5	23	+ 360.0%	--	--	--
Months Supply of Inventory	0.4	2.4	+ 500.0%	--	--	--

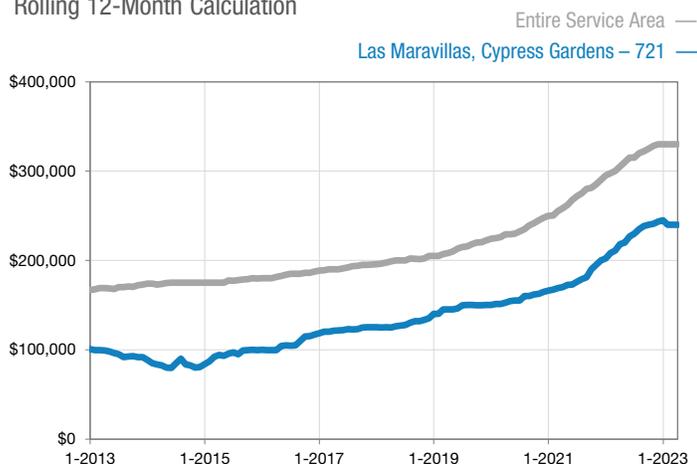
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	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.

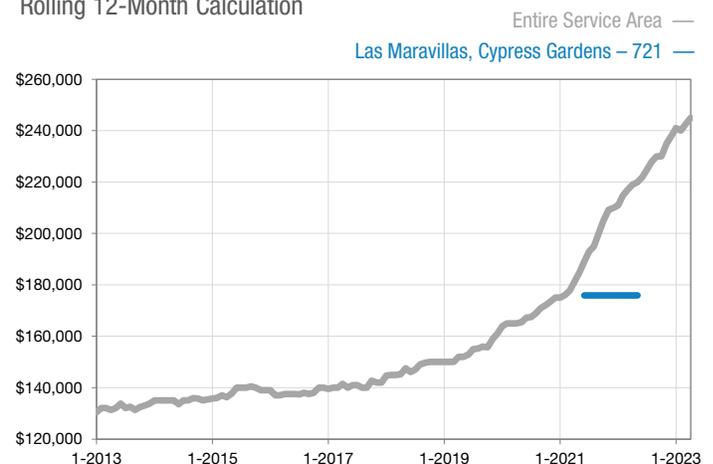
Median Sales Price - Single-Family Detached

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.