

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	12	16	+ 33.3%	59	65	+ 10.2%
Pending Sales	12	19	+ 58.3%	61	67	+ 9.8%
Closed Sales	10	18	+ 80.0%	62	51	- 17.7%
Days on Market Until Sale	5	63	+ 1160.0%	19	45	+ 136.8%
Median Sales Price*	\$235,500	\$282,709	+ 20.0%	\$245,000	\$256,000	+ 4.5%
Average Sales Price*	\$226,940	\$274,820	+ 21.1%	\$245,411	\$256,291	+ 4.4%
Percent of List Price Received*	102.1%	99.6%	- 2.4%	102.4%	99.7%	- 2.6%
Inventory of Homes for Sale	5	22	+ 340.0%	--	--	--
Months Supply of Inventory	0.4	2.2	+ 450.0%	--	--	--

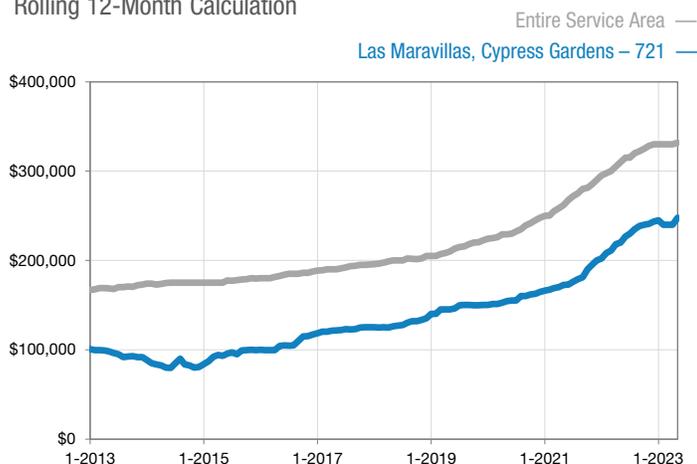
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	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.

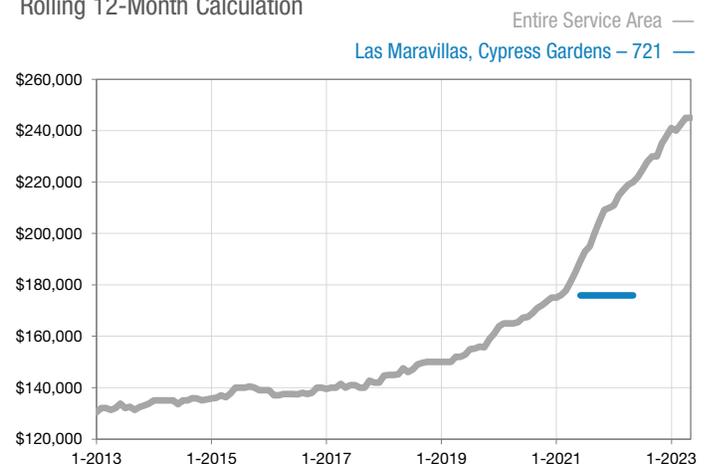
Median Sales Price - Single-Family Detached

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.