

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	8	13	+ 62.5%	67	79	+ 17.9%
Pending Sales	6	14	+ 133.3%	67	80	+ 19.4%
Closed Sales	9	16	+ 77.8%	71	67	- 5.6%
Days on Market Until Sale	4	77	+ 1825.0%	17	53	+ 211.8%
Median Sales Price*	\$242,000	\$285,190	+ 17.8%	\$245,000	\$261,990	+ 6.9%
Average Sales Price*	\$240,667	\$276,976	+ 15.1%	\$244,810	\$261,231	+ 6.7%
Percent of List Price Received*	101.0%	99.7%	- 1.3%	102.2%	99.7%	- 2.4%
Inventory of Homes for Sale	7	21	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--

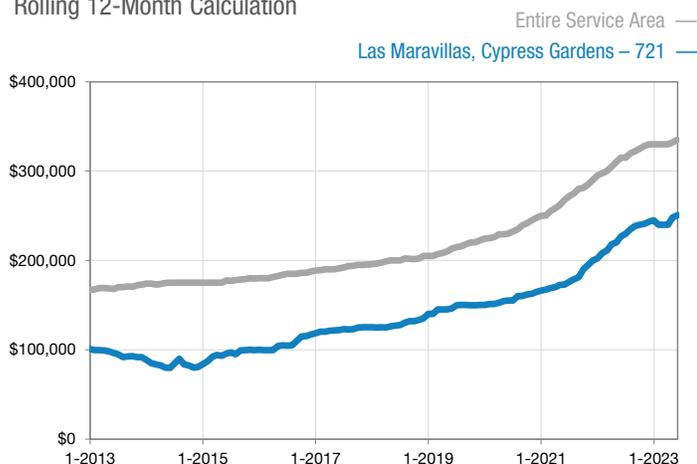
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	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.

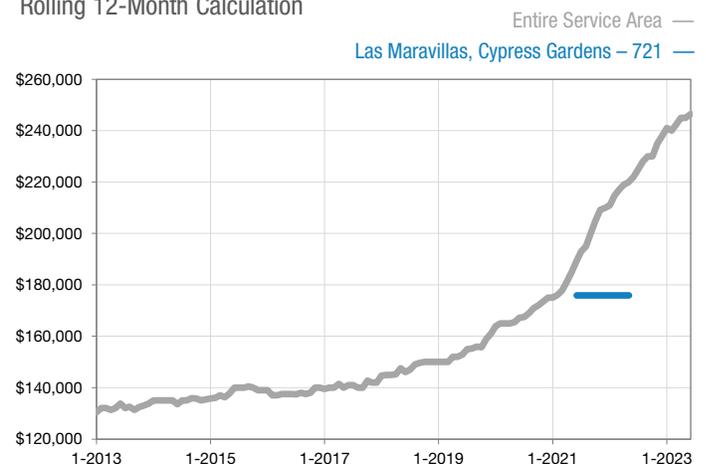
Median Sales Price - Single-Family Detached

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.