

Local Market Update for July 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	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	12	17	+ 41.7%	79	98	+ 24.1%
Pending Sales	5	16	+ 220.0%	72	94	+ 30.6%
Closed Sales	9	21	+ 133.3%	80	89	+ 11.3%
Days on Market Until Sale	4	76	+ 1800.0%	15	58	+ 286.7%
Median Sales Price*	\$250,000	\$282,813	+ 13.1%	\$245,000	\$265,000	+ 8.2%
Average Sales Price*	\$247,570	\$269,851	+ 9.0%	\$245,120	\$264,686	+ 8.0%
Percent of List Price Received*	100.8%	99.7%	- 1.1%	102.1%	99.7%	- 2.4%
Inventory of Homes for Sale	12	25	+ 108.3%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

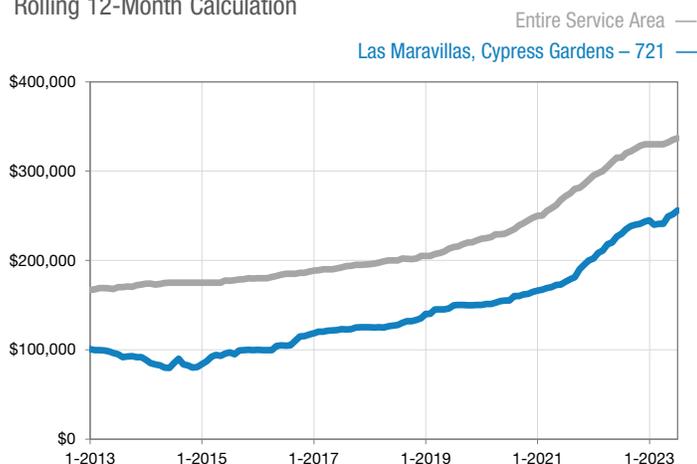
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	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.

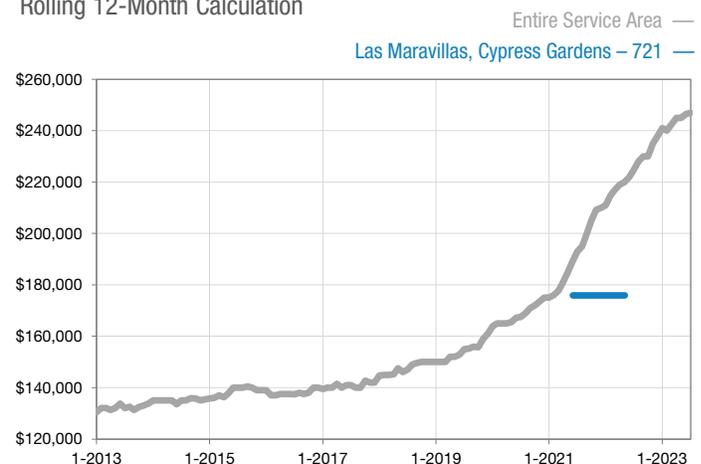
Median Sales Price - Single-Family Detached

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.