

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	5	13	+ 160.0%	84	111	+ 32.1%
Pending Sales	9	15	+ 66.7%	81	108	+ 33.3%
Closed Sales	8	14	+ 75.0%	88	103	+ 17.0%
Days on Market Until Sale	9	74	+ 722.2%	15	60	+ 300.0%
Median Sales Price*	\$257,500	\$288,958	+ 12.2%	\$245,495	\$275,000	+ 12.0%
Average Sales Price*	\$263,275	\$295,424	+ 12.2%	\$246,771	\$268,864	+ 9.0%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	101.7%	99.8%	- 1.9%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--

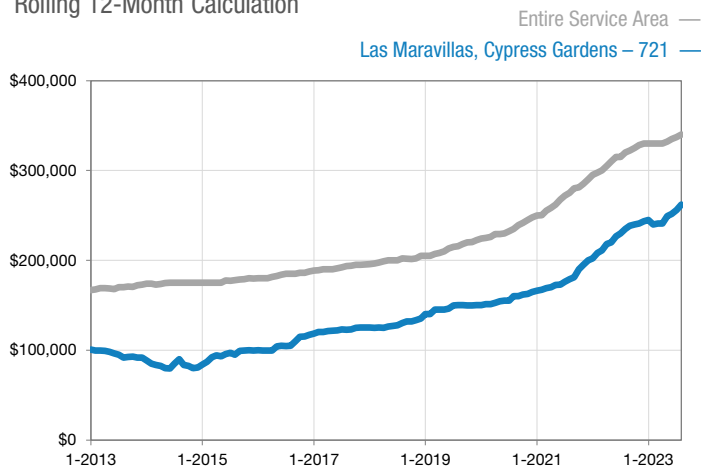
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	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.

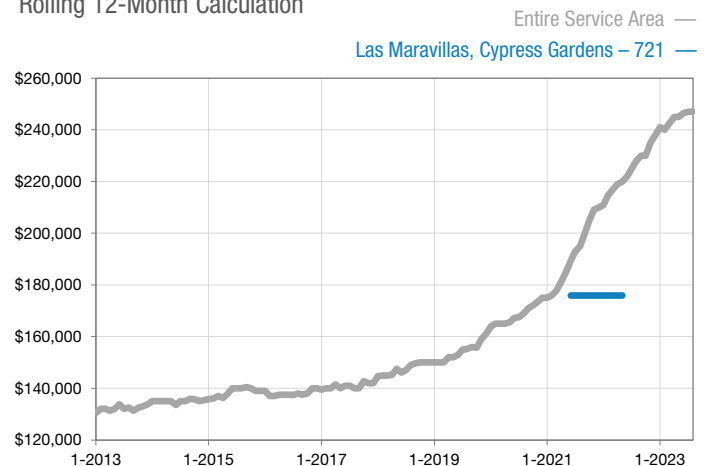
### Median Sales Price - Single-Family Detached

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.