

# Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	17	13	- 23.5%	101	124	+ 22.8%
Pending Sales	8	7	- 12.5%	89	112	+ 25.8%
Closed Sales	9	10	+ 11.1%	97	114	+ 17.5%
Days on Market Until Sale	20	39	+ 95.0%	15	58	+ 286.7%
Median Sales Price*	\$245,000	<b>\$278,000</b>	+ 13.5%	\$245,000	<b>\$274,500</b>	+ 12.0%
Average Sales Price*	\$238,178	<b>\$268,411</b>	+ 12.7%	\$245,973	<b>\$268,803</b>	+ 9.3%
Percent of List Price Received*	97.7%	100.0%	+ 2.4%	101.3%	99.8%	- 1.5%
Inventory of Homes for Sale	16	28	+ 75.0%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

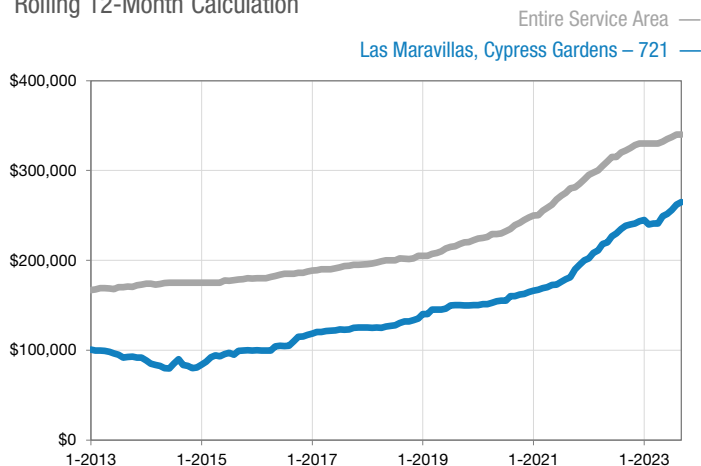
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	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.

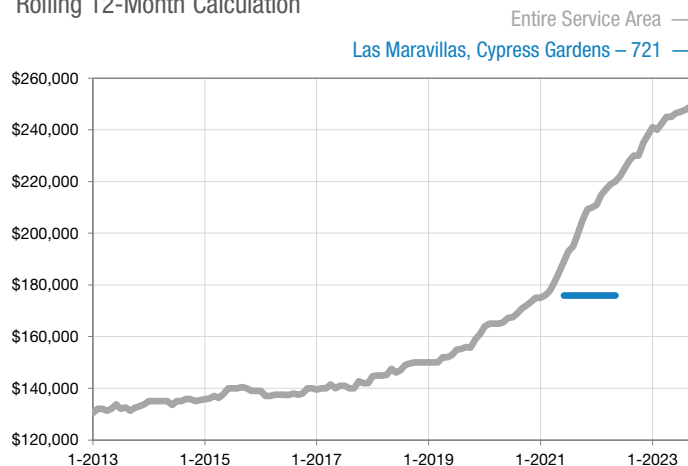
### Median Sales Price - Single-Family Detached

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.