

Local Market Update for October 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	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	18	9	- 50.0%	119	134	+ 12.6%
Pending Sales	6	13	+ 116.7%	95	122	+ 28.4%
Closed Sales	6	13	+ 116.7%	103	127	+ 23.3%
Days on Market Until Sale	9	31	+ 244.4%	15	55	+ 266.7%
Median Sales Price*	\$213,500	\$265,490	+ 24.4%	\$245,000	\$270,000	+ 10.2%
Average Sales Price*	\$219,667	\$266,103	+ 21.1%	\$244,441	\$268,527	+ 9.9%
Percent of List Price Received*	100.4%	100.6%	+ 0.2%	101.3%	99.9%	- 1.4%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

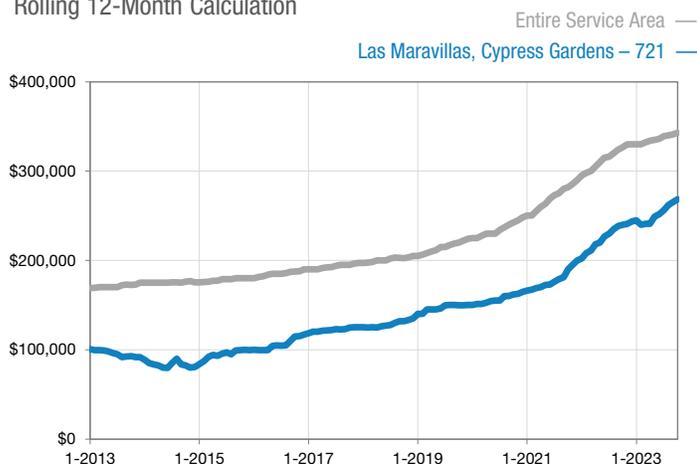
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	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.

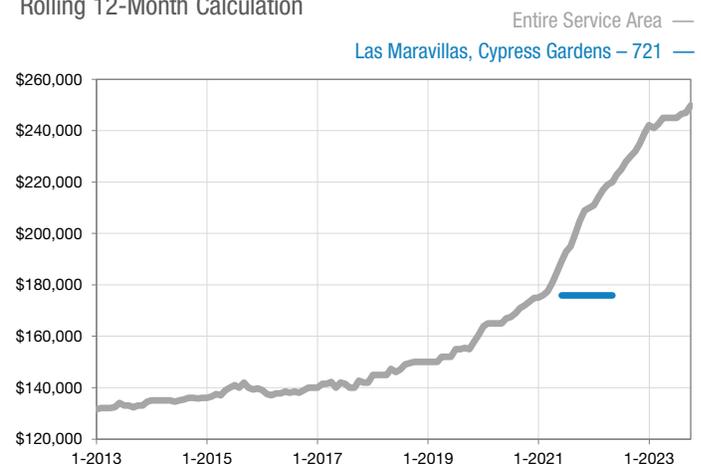
Median Sales Price - Single-Family Detached

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.