

# Local Market Update for November 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	14	7	- 50.0%	133	141	+ 6.0%
Pending Sales	7	8	+ 14.3%	102	129	+ 26.5%
Closed Sales	6	4	- 33.3%	109	131	+ 20.2%
Days on Market Until Sale	19	29	+ 52.6%	15	55	+ 266.7%
Median Sales Price*	\$232,000	<b>\$271,250</b>	+ 16.9%	\$245,000	<b>\$270,000</b>	+ 10.2%
Average Sales Price*	\$236,857	<b>\$271,248</b>	+ 14.5%	\$244,024	<b>\$268,610</b>	+ 10.1%
Percent of List Price Received*	99.8%	<b>99.4%</b>	- 0.4%	101.2%	<b>99.8%</b>	- 1.4%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	3.2	1.3	- 59.4%	--	--	--

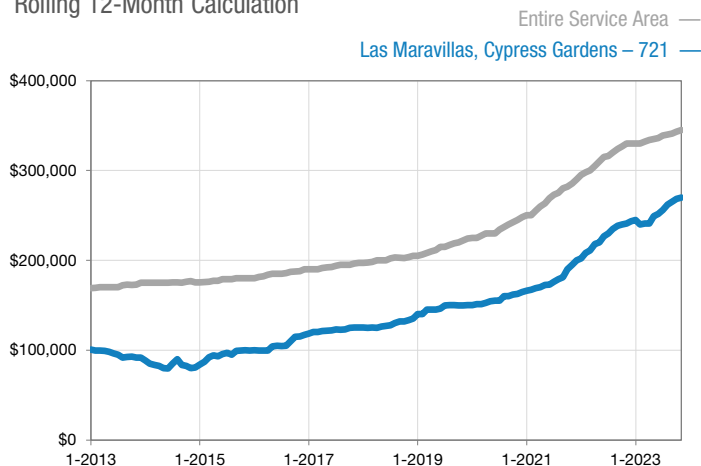
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	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.

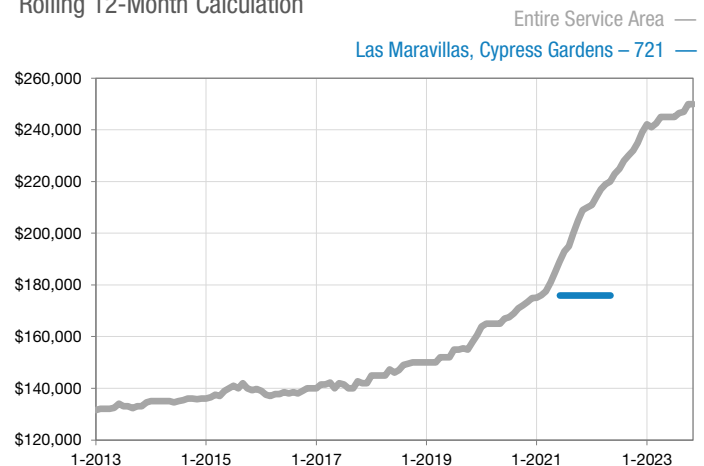
### Median Sales Price - Single-Family Detached

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.