Local Market Update for January 2017

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.

gaar

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

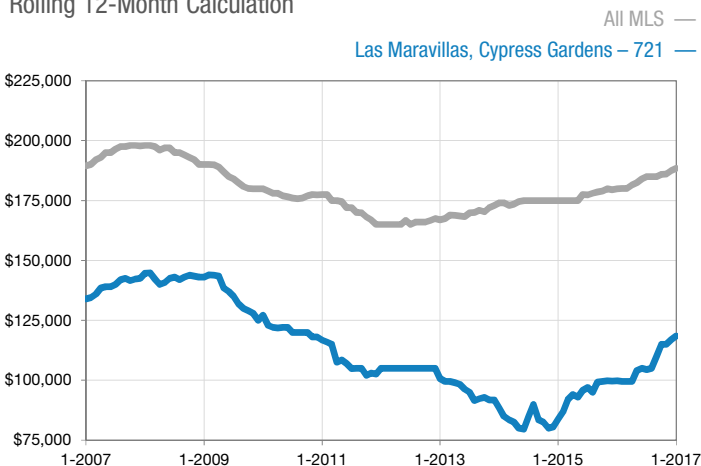| Key Metrics	January			Year to Date		
	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
New Listings	13	13	0.0%	13	13	0.0%
Pending Sales	10	3	- 70.0%	10	3	- 70.0%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Days on Market Until Sale	51	83	+ 62.7%	51	83	+ 62.7%
Median Sales Price*	$71,500	$122,375	+ 71.2%	$71,500	$122,375	+ 71.2%
Average Sales Price*	$81,657	$114,875	+ 40.7%	$81,657	$114,875	+ 40.7%
Percent of List Price Received*	95.4%	95.3%	- 0.1%	95.4%	95.3%	- 0.1%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--
Months Supply of Inventory	3.8	4.4	+ 15.8%	--	--	--

* 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

Key Metrics	January			Year to Date		
	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	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	1	--	--	--	--
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.
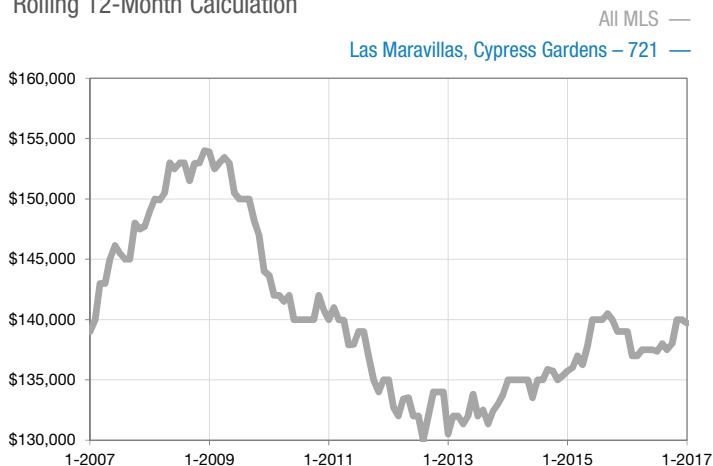
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Las Maravillas, Cypress Gardens – 721 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
Las Maravillas, Cypress Gardens – 721 —

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.