

Local Market Update for January 2024

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	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	10	11	+ 10.0%	10	11	+ 10.0%
Pending Sales	7	12	+ 71.4%	7	12	+ 71.4%
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Days on Market Until Sale	33	65	+ 97.0%	33	65	+ 97.0%
Median Sales Price*	\$257,150	\$277,740	+ 8.0%	\$257,150	\$277,740	+ 8.0%
Average Sales Price*	\$255,490	\$277,844	+ 8.7%	\$255,490	\$277,844	+ 8.7%
Percent of List Price Received*	99.8%	100.4%	+ 0.6%	99.8%	100.4%	+ 0.6%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	3.3	0.8	- 75.8%	--	--	--

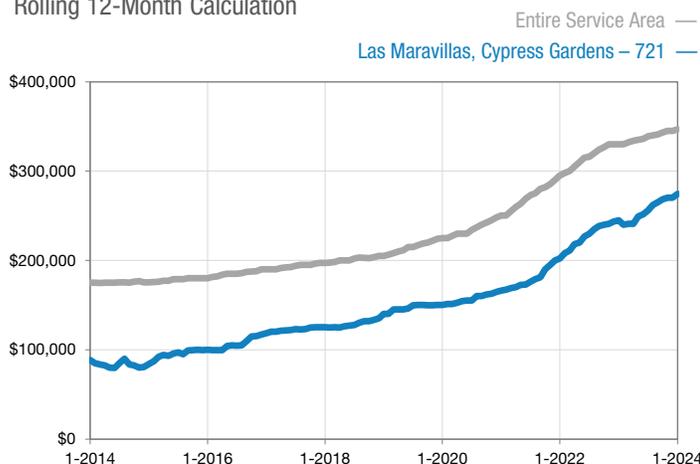
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	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.

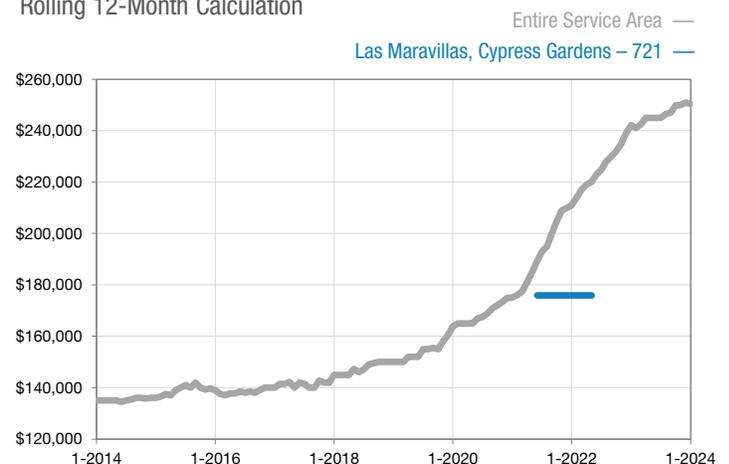
Median Sales Price - Single-Family Detached

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.