

Local Market Update for March 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	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	16	8	- 50.0%	37	26	- 29.7%
Pending Sales	15	9	- 40.0%	30	25	- 16.7%
Closed Sales	8	7	- 12.5%	30	26	- 13.3%
Days on Market Until Sale	11	20	+ 81.8%	34	54	+ 58.8%
Median Sales Price*	\$250,750	\$301,990	+ 20.4%	\$249,950	\$275,745	+ 10.3%
Average Sales Price*	\$265,376	\$327,283	+ 23.3%	\$249,396	\$285,323	+ 14.4%
Percent of List Price Received*	100.9%	99.5%	- 1.4%	99.9%	99.9%	0.0%
Inventory of Homes for Sale	32	7	- 78.1%	--	--	--
Months Supply of Inventory	3.8	0.6	- 84.2%	--	--	--

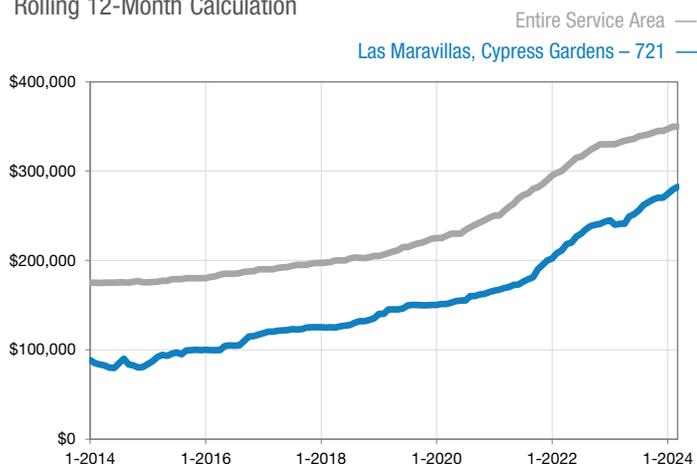
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	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.

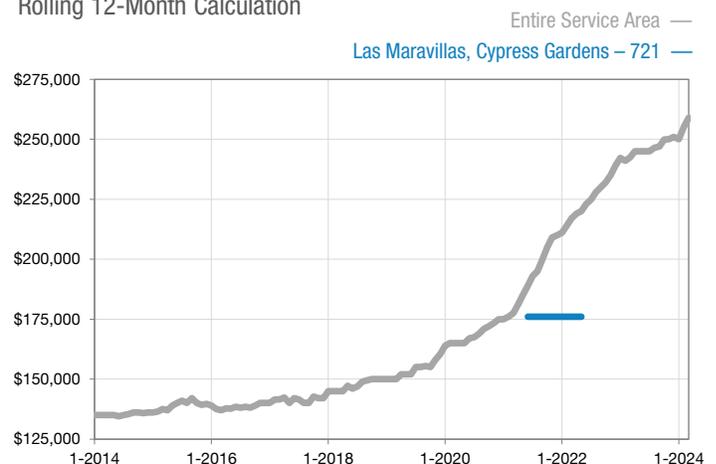
Median Sales Price - Single-Family Detached

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.