

Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	14	7	- 50.0%	51	33	- 35.3%
Pending Sales	18	5	- 72.2%	48	29	- 39.6%
Closed Sales	4	7	+ 75.0%	34	33	- 2.9%
Days on Market Until Sale	45	45	0.0%	35	52	+ 48.6%
Median Sales Price*	\$260,000	\$290,000	+ 11.5%	\$250,000	\$279,000	+ 11.6%
Average Sales Price*	\$257,475	\$289,786	+ 12.5%	\$250,347	\$286,270	+ 14.3%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	99.8%	99.7%	- 0.1%
Inventory of Homes for Sale	27	8	- 70.4%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--

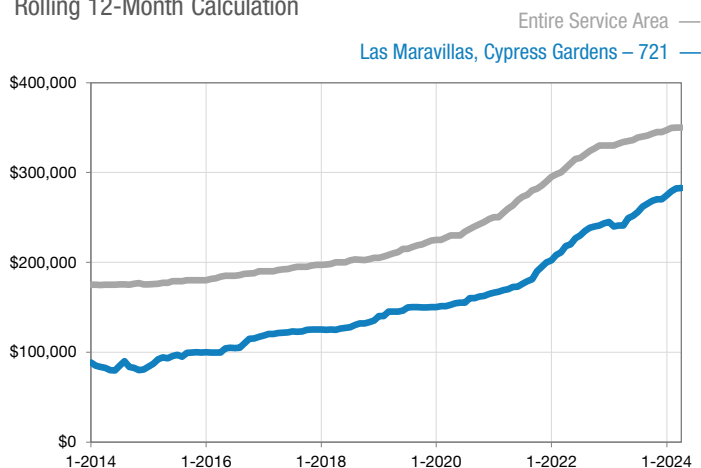
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	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.

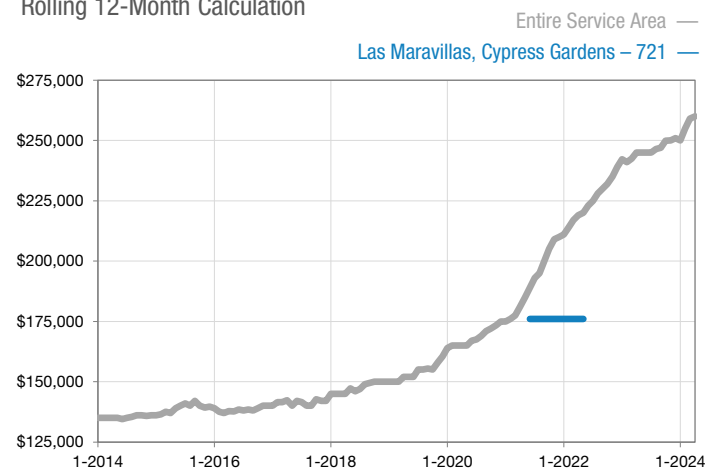
Median Sales Price - Single-Family Detached

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.