

Local Market Update – April 2025

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

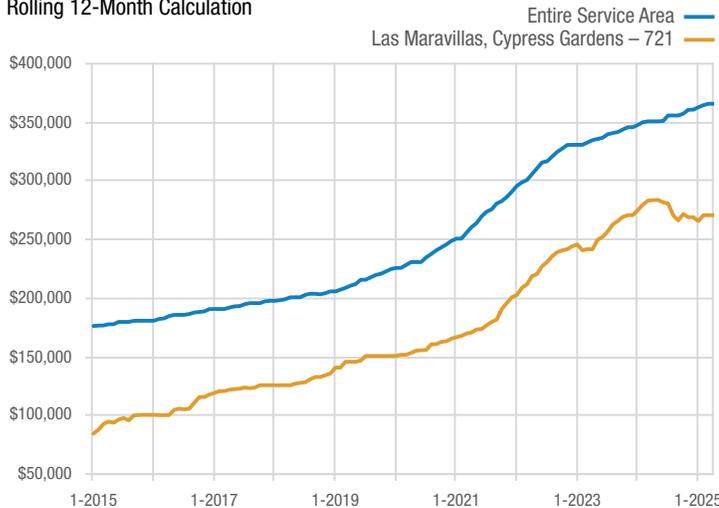
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	7	15	+ 114.3%	33	59	+ 78.8%
Pending Sales	5	12	+ 140.0%	29	44	+ 51.7%
Closed Sales	7	13	+ 85.7%	33	36	+ 9.1%
Days on Market Until Sale	45	43	- 4.4%	52	42	- 19.2%
Median Sales Price*	\$290,000	\$280,000	- 3.4%	\$279,000	\$277,000	- 0.7%
Average Sales Price*	\$289,786	\$287,030	- 1.0%	\$286,270	\$279,204	- 2.5%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	8	21	+ 162.5%	—	—	—
Months Supply of Inventory	0.8	2.4	+ 200.0%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% 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.

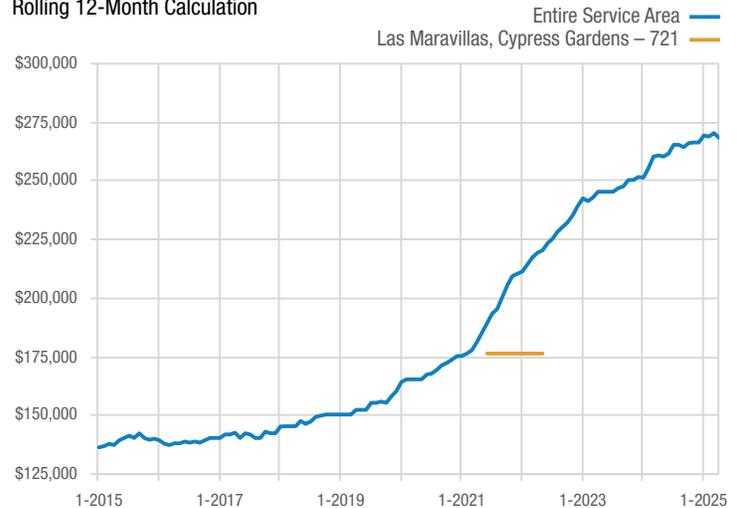
Median Sales Price - Single-Family Detached

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.

Current as of May 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.