Local Market Update for October 2024

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

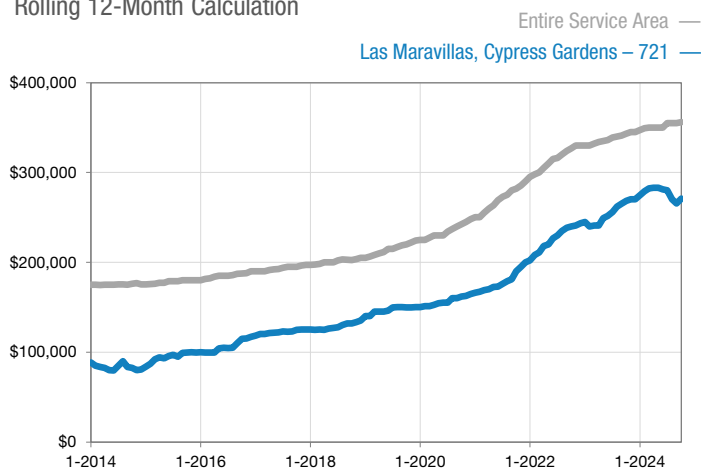| Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	9	7	- 22.2%	134	95	- 29.1%
Pending Sales	12	7	- 41.7%	121	76	- 37.2%
Closed Sales	13	11	- 15.4%	127	78	- 38.6%
Days on Market Until Sale	31	31	0.0%	55	36	- 34.5%
Median Sales Price*	$265,490	$285,000	+ 7.3%	$270,000	$272,245	+ 0.8%
Average Sales Price*	$266,103	$282,000	+ 6.0%	$268,527	$279,137	+ 4.0%
Percent of List Price Received*	100.6%	97.8%	- 2.8%	99.9%	99.4%	- 0.5%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	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.
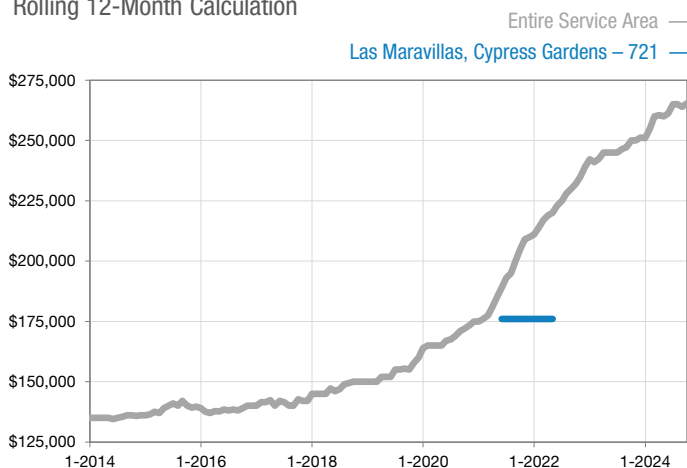
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Las Maravillas, Cypress Gardens – 721 —

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

Entire Service Area —
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.