

Local Market Update for October 2020

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 | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 10-2019 | Thru 10-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 6 | 10 | + 66.7% | 120 | 116 | - 3.3% |
| Pending Sales | 5 | 10 | + 100.0% | 112 | 117 | + 4.5% |
| Closed Sales | 10 | 15 | + 50.0% | 114 | 110 | - 3.5% |
| Days on Market Until Sale | 15 | 8 | - 46.7% | 50 | 22 | - 56.0% |
| Median Sales Price* | \$140,500 | \$173,000 | + 23.1% | \$149,950 | \$164,000 | + 9.4% |
| Average Sales Price* | \$143,061 | \$173,286 | + 21.1% | \$150,573 | \$164,281 | + 9.1% |
| Percent of List Price Received* | 98.0% | 100.5% | + 2.6% | 98.8% | 99.4% | + 0.6% |
| Inventory of Homes for Sale | 22 | 4 | - 81.8% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 0.4 | - 80.0% | -- | -- | -- |

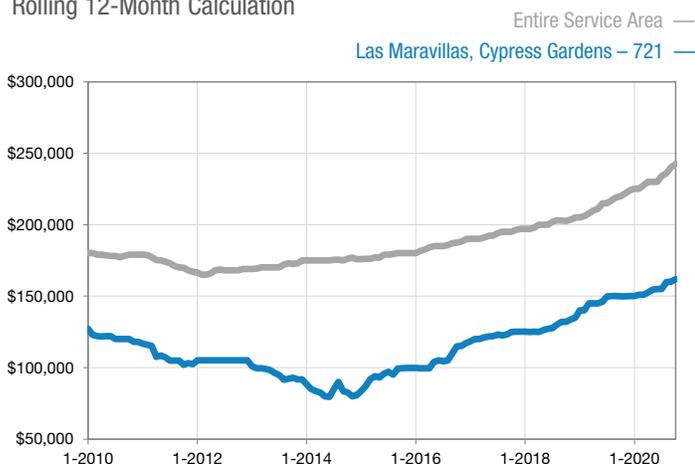
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 10-2019 | Thru 10-2020 | 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.

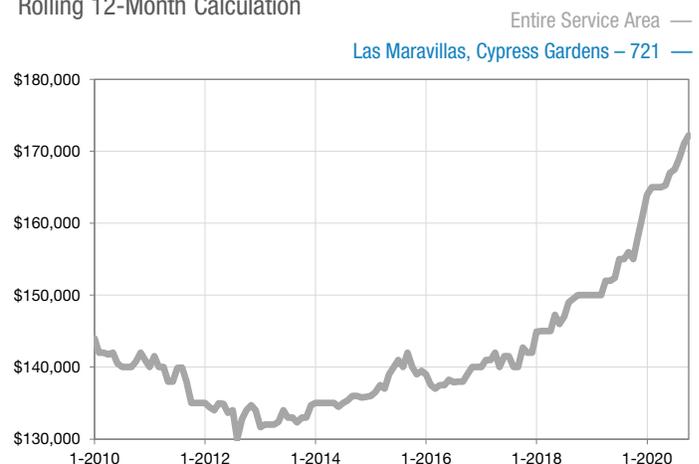
Median Sales Price - Single-Family Detached

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.