

Local Market Update for November 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 | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | Percent Change |
| New Listings | 7 | 7 | 0.0% | 141 | 102 | - 27.7% |
| Pending Sales | 8 | 8 | 0.0% | 129 | 84 | - 34.9% |
| Closed Sales | 4 | 8 | + 100.0% | 131 | 86 | - 34.4% |
| Days on Market Until Sale | 29 | 37 | + 27.6% | 55 | 36 | - 34.5% |
| Median Sales Price* | \$271,250 | \$261,500 | - 3.6% | \$270,000 | \$271,495 | + 0.6% |
| Average Sales Price* | \$271,248 | \$256,110 | - 5.6% | \$268,610 | \$276,995 | + 3.1% |
| Percent of List Price Received* | 99.4% | 95.8% | - 3.6% | 99.8% | 99.0% | - 0.8% |
| Inventory of Homes for Sale | 15 | 16 | + 6.7% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 2.1 | + 61.5% | -- | -- | -- |

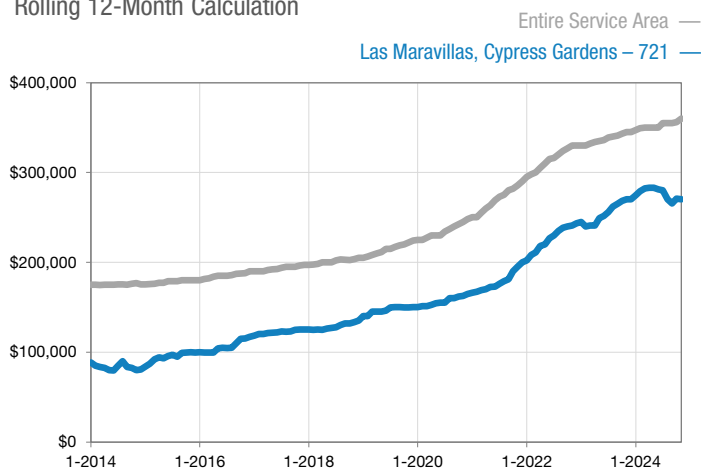
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | November | | | Year to Date | | |
|---------------------------------|----------|------|----------------|--------------|--------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | 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.

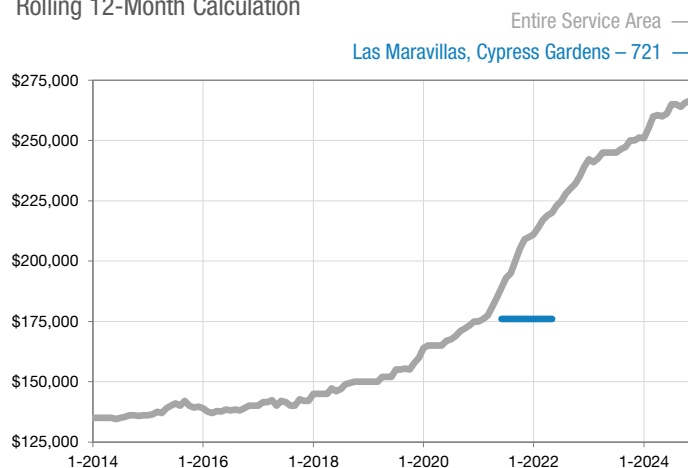
Median Sales Price - Single-Family Detached

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.