

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		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
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%	--	--	--

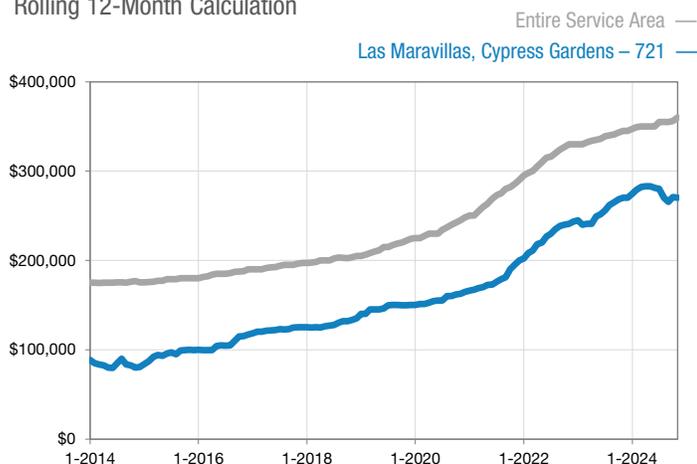
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

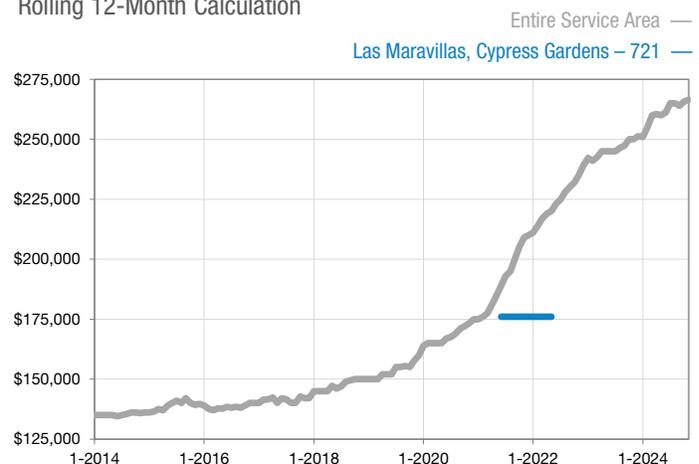
Median Sales Price - Single-Family Detached

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.