

Local Market Update – March 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

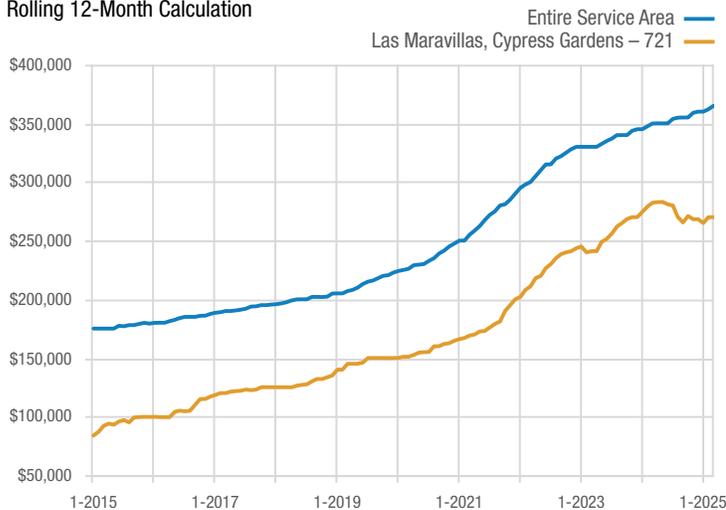
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	8	11	+ 37.5%	26	44	+ 69.2%
Pending Sales	8	17	+ 112.5%	24	33	+ 37.5%
Closed Sales	7	8	+ 14.3%	26	23	- 11.5%
Days on Market Until Sale	20	40	+ 100.0%	54	41	- 24.1%
Median Sales Price*	\$301,990	\$283,500	- 6.1%	\$275,745	\$275,000	- 0.3%
Average Sales Price*	\$327,283	\$290,371	- 11.3%	\$285,323	\$274,780	- 3.7%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.9%	98.7%	- 1.2%
Inventory of Homes for Sale	8	21	+ 162.5%	—	—	—
Months Supply of Inventory	0.7	2.6	+ 271.4%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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.

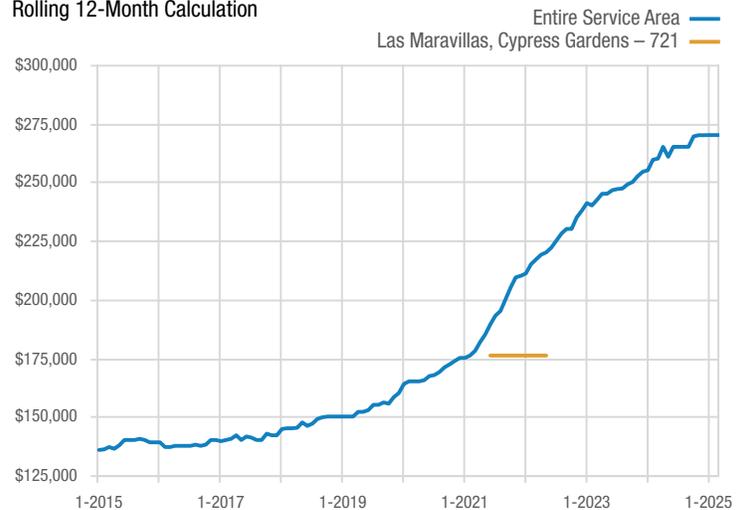
Median Sales Price - Single-Family Detached

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 April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.