

Local Market Update for January 2019

This is 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	10	13	+ 30.0%	10	13	+ 30.0%
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Days on Market Until Sale	43	103	+ 139.5%	43	103	+ 139.5%
Median Sales Price*	\$119,675	\$164,990	+ 37.9%	\$119,675	\$164,990	+ 37.9%
Average Sales Price*	\$123,332	\$168,423	+ 36.6%	\$123,332	\$168,423	+ 36.6%
Percent of List Price Received*	97.0%	96.9%	- 0.1%	97.0%	96.9%	- 0.1%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

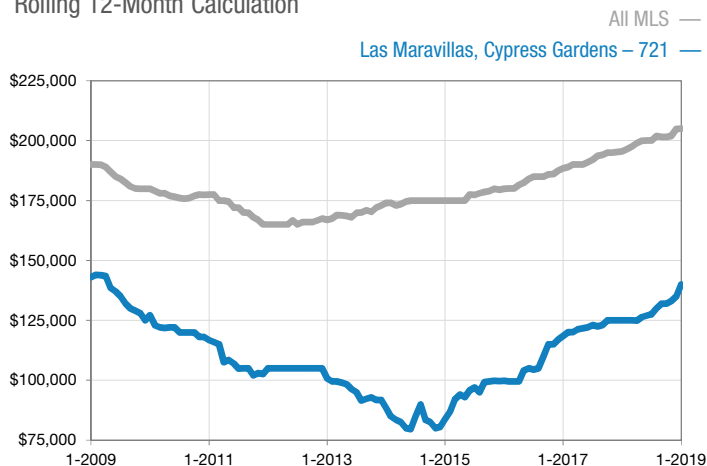
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	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.

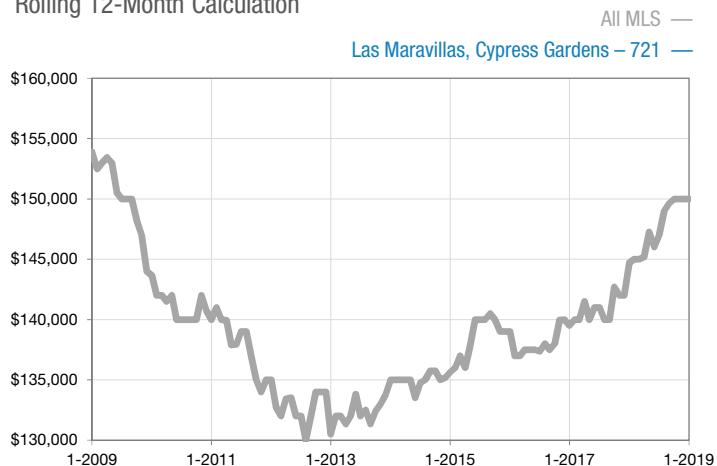
Median Sales Price - Single-Family Detached

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.