

Local Market Update for August 2019

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	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	22	13	- 40.9%	117	101	- 13.7%
Pending Sales	15	15	0.0%	93	99	+ 6.5%
Closed Sales	14	9	- 35.7%	85	90	+ 5.9%
Days on Market Until Sale	52	38	- 26.9%	40	56	+ 40.0%
Median Sales Price*	\$145,000	\$140,000	- 3.4%	\$132,000	\$150,000	+ 13.6%
Average Sales Price*	\$147,189	\$146,244	- 0.6%	\$134,901	\$151,952	+ 12.6%
Percent of List Price Received*	98.3%	100.0%	+ 1.7%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	41	14	- 65.9%	--	--	--
Months Supply of Inventory	3.8	1.2	- 68.4%	--	--	--

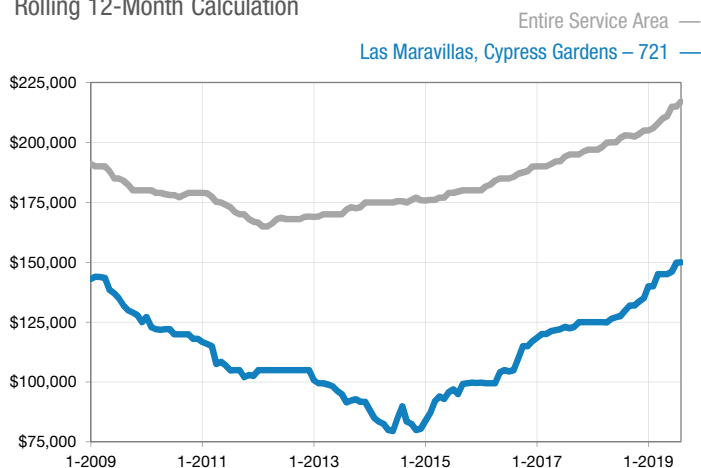
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	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.

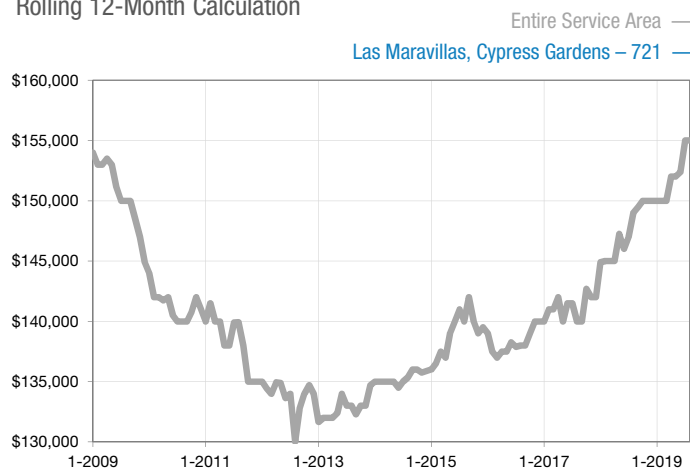
Median Sales Price - Single-Family Detached

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.