

Local Market Update for May 2020

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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	18	10	- 44.4%	60	56	- 6.7%
Pending Sales	16	11	- 31.3%	60	58	- 3.3%
Closed Sales	11	10	- 9.1%	53	43	- 18.9%
Days on Market Until Sale	49	16	- 67.3%	60	31	- 48.3%
Median Sales Price*	\$136,000	\$152,000	+ 11.8%	\$150,000	\$160,000	+ 6.7%
Average Sales Price*	\$141,125	\$156,750	+ 11.1%	\$151,687	\$158,975	+ 4.8%
Percent of List Price Received*	98.6%	97.2%	- 1.4%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	26	5	- 80.8%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--

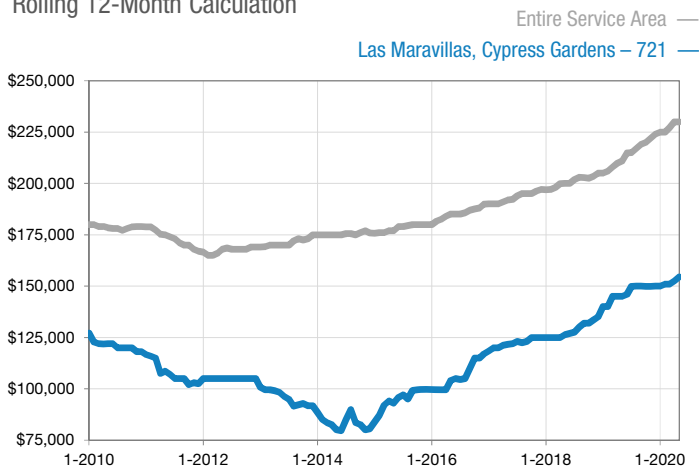
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	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.

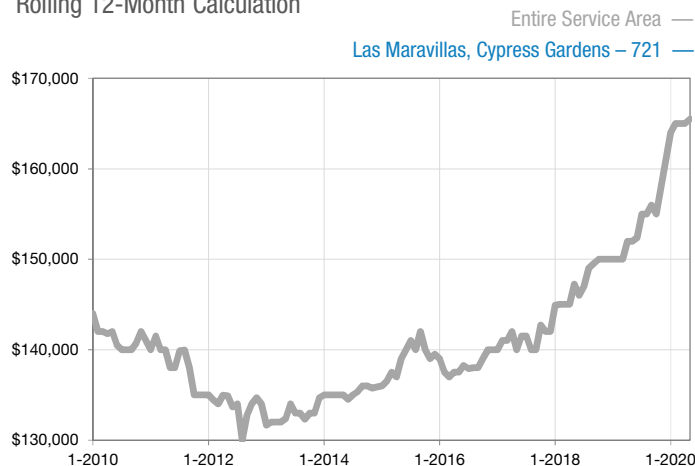
Median Sales Price - Single-Family Detached

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.