

# Local Market Update for July 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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
New Listings	10	17	+ 70.0%	88	82	- 6.8%
Pending Sales	11	22	+ 100.0%	84	87	+ 3.6%
Closed Sales	15	14	- 6.7%	81	64	- 21.0%
Days on Market Until Sale	53	31	- 41.5%	58	32	- 44.8%
Median Sales Price*	\$154,900	<b>\$164,000</b>	+ 5.9%	\$151,500	<b>\$160,000</b>	+ 5.6%
Average Sales Price*	\$161,742	<b>\$158,813</b>	- 1.8%	\$152,586	<b>\$158,755</b>	+ 4.0%
Percent of List Price Received*	99.6%	<b>99.2%</b>	- 0.4%	98.8%	<b>98.7%</b>	- 0.1%
Inventory of Homes for Sale	19	1	- 94.7%	--	--	--
Months Supply of Inventory	1.6	<b>0.1</b>	- 93.8%	--	--	--

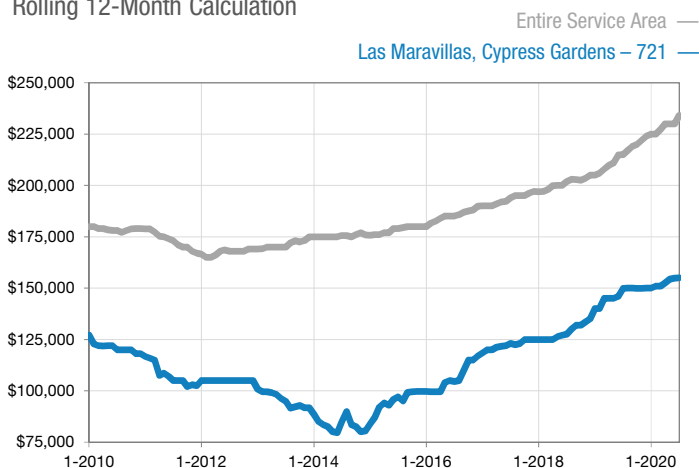
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
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.

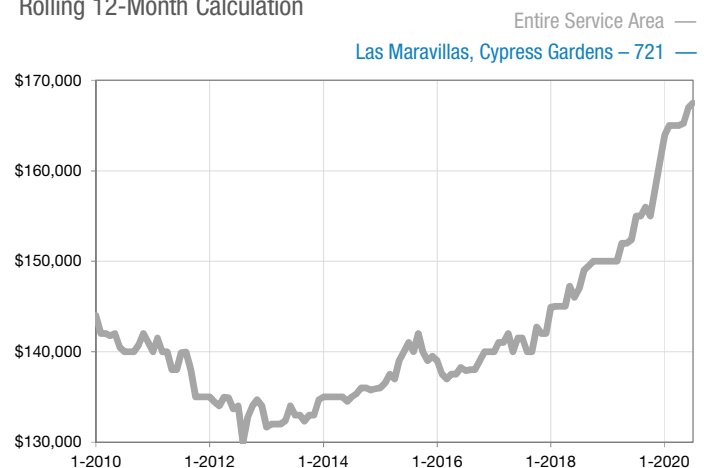
### Median Sales Price - Single-Family Detached

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.