Local Market Update for December 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

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

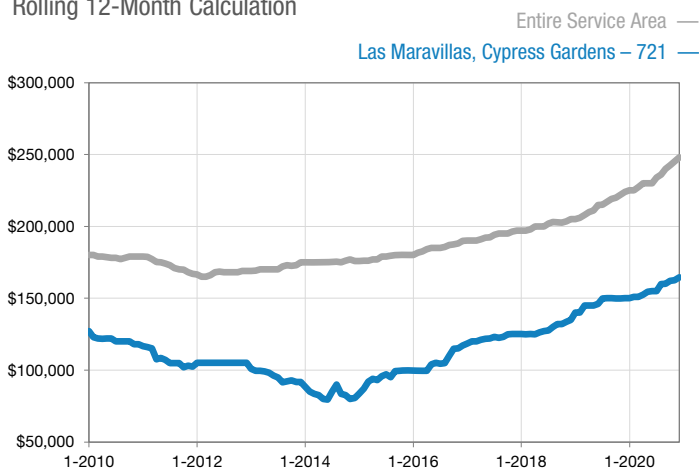| Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
New Listings	7	7	0.0%	136	130	- 4.4%
Pending Sales	6	11	+ 83.3%	132	131	- 0.8%
Closed Sales	12	6	- 50.0%	134	126	- 6.0%
Days on Market Until Sale	51	3	- 94.1%	50	20	- 60.0%
Median Sales Price*	$150,450	$167,000	+ 11.0%	$149,950	$164,630	+ 9.8%
Average Sales Price*	$145,739	$180,833	+ 24.1%	$150,484	$166,290	+ 10.5%
Percent of List Price Received*	99.2%	101.4%	+ 2.2%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	17	3	- 82.4%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--

* 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

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	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.
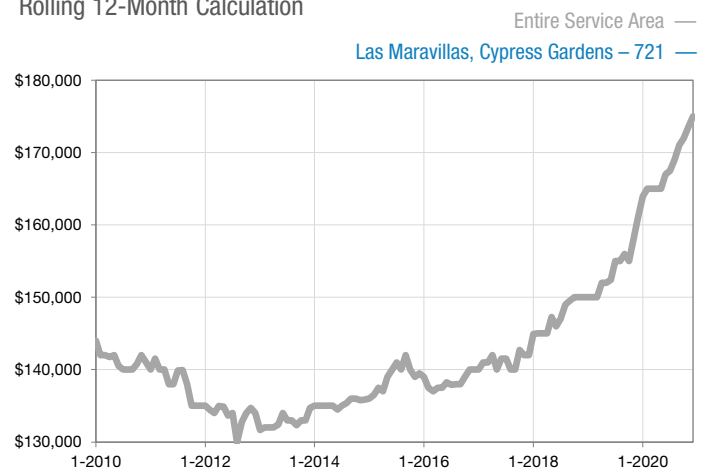
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Las Maravillas, Cypress Gardens – 721 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Las Maravillas, Cypress Gardens – 721 —

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 January 5, 2021. All data from the Southwest Multiple Listing Service. Report © 2021 ShowingTime.