

# Local Market Update for November 2020

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



## Four Hills Village – 60

East / North of KAFB, South of I-40 to mountains

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	7	14	+ 100.0%	143	142	- 0.7%
Pending Sales	7	9	+ 28.6%	106	115	+ 8.5%
Closed Sales	4	11	+ 175.0%	104	112	+ 7.7%
Days on Market Until Sale	15	27	+ 80.0%	41	34	- 17.1%
Median Sales Price*	\$330,000	\$390,000	+ 18.2%	\$344,375	\$379,500	+ 10.2%
Average Sales Price*	\$326,250	\$398,200	+ 22.1%	\$350,482	\$387,844	+ 10.7%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	97.5%	98.6%	+ 1.1%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

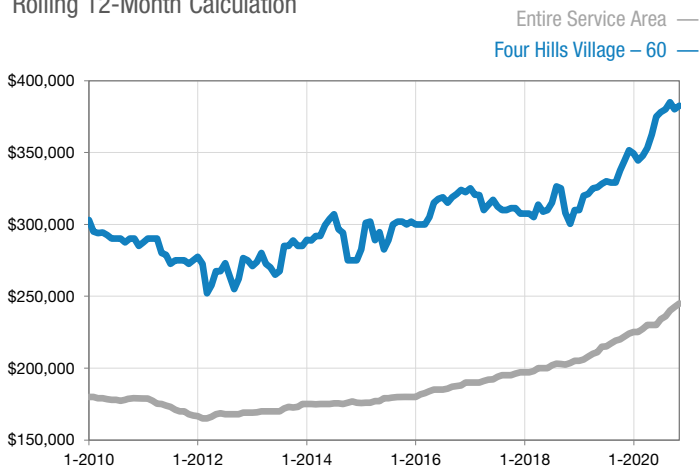
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	21	25	+ 19.0%
Pending Sales	0	3	--	19	21	+ 10.5%
Closed Sales	2	4	+ 100.0%	19	18	- 5.3%
Days on Market Until Sale	8	2	- 75.0%	58	16	- 72.4%
Median Sales Price*	\$240,500	\$232,000	- 3.5%	\$199,000	\$217,500	+ 9.3%
Average Sales Price*	\$240,500	\$233,375	- 3.0%	\$207,300	\$231,494	+ 11.7%
Percent of List Price Received*	99.9%	100.4%	+ 0.5%	97.9%	100.0%	+ 2.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

\* 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.

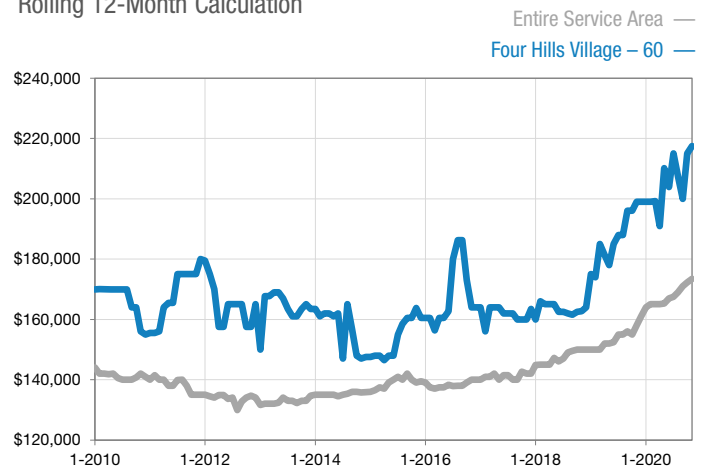
### Median Sales Price - Single-Family Detached

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.