

Local Market Update for July 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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	11	20	+ 81.8%	100	92	- 8.0%
Pending Sales	10	13	+ 30.0%	81	73	- 9.9%
Closed Sales	10	16	+ 60.0%	75	66	- 12.0%
Days on Market Until Sale	43	73	+ 69.8%	40	42	+ 5.0%
Median Sales Price*	\$377,500	\$399,750	+ 5.9%	\$341,750	\$384,450	+ 12.5%
Average Sales Price*	\$390,240	\$421,719	+ 8.1%	\$353,109	\$388,495	+ 10.0%
Percent of List Price Received*	96.6%	98.0%	+ 1.4%	97.4%	98.5%	+ 1.1%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

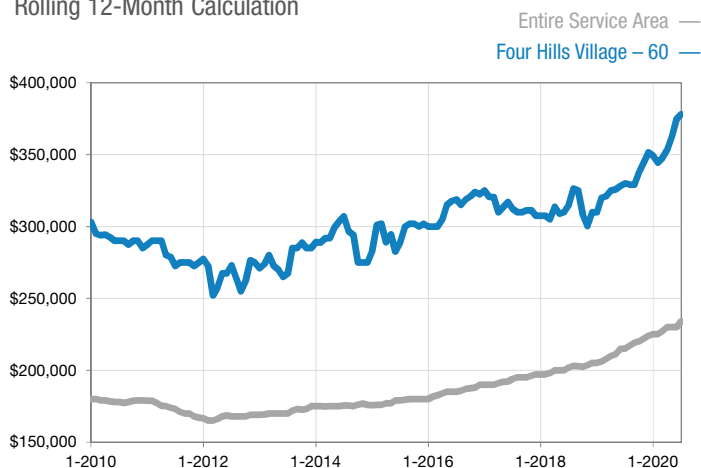
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	10	14	+ 40.0%
Pending Sales	2	4	+ 100.0%	14	13	- 7.1%
Closed Sales	3	4	+ 33.3%	14	8	- 42.9%
Days on Market Until Sale	81	6	- 92.6%	77	24	- 68.8%
Median Sales Price*	\$212,900	\$237,450	+ 11.5%	\$201,000	\$215,000	+ 7.0%
Average Sales Price*	\$205,300	\$237,600	+ 15.7%	\$205,200	\$228,675	+ 11.4%
Percent of List Price Received*	97.1%	101.0%	+ 4.0%	97.1%	100.0%	+ 3.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.4	--	--	--	--

* 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.

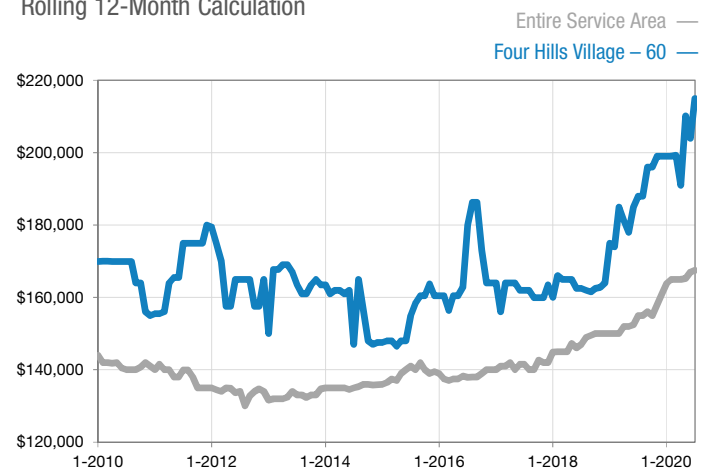
Median Sales Price - Single-Family Detached

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.