

Local Market Update for December 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	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	4	7	+ 75.0%	147	149	+ 1.4%
Pending Sales	7	10	+ 42.9%	113	125	+ 10.6%
Closed Sales	6	12	+ 100.0%	110	124	+ 12.7%
Days on Market Until Sale	49	49	0.0%	41	36	- 12.2%
Median Sales Price*	\$413,000	\$305,000	- 26.2%	\$351,500	\$377,000	+ 7.3%
Average Sales Price*	\$395,250	\$360,583	- 8.8%	\$352,924	\$385,206	+ 9.1%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	97.6%	98.7%	+ 1.1%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

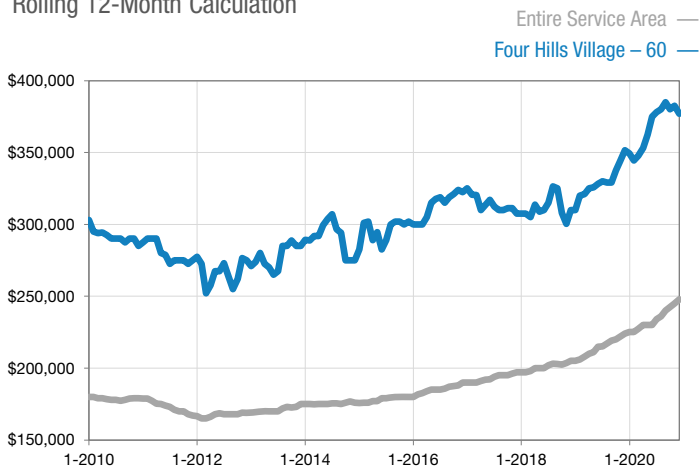
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	22	27	+ 22.7%
Pending Sales	0	0	0.0%	19	21	+ 10.5%
Closed Sales	2	1	- 50.0%	21	19	- 9.5%
Days on Market Until Sale	45	11	- 75.6%	57	16	- 71.9%
Median Sales Price*	\$234,500	\$307,000	+ 30.9%	\$199,000	\$220,000	+ 10.6%
Average Sales Price*	\$234,500	\$307,000	+ 30.9%	\$209,890	\$235,468	+ 12.2%
Percent of List Price Received*	100.2%	99.0%	- 1.2%	98.1%	99.9%	+ 1.8%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

* 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.

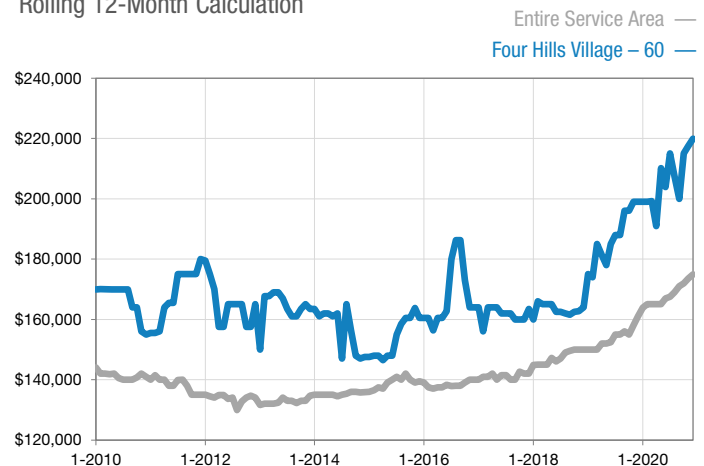
Median Sales Price - Single-Family Detached

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.