Local Market Update for February 2017

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.

gaar

Four Hills Village – 60

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

Single-Family Detached

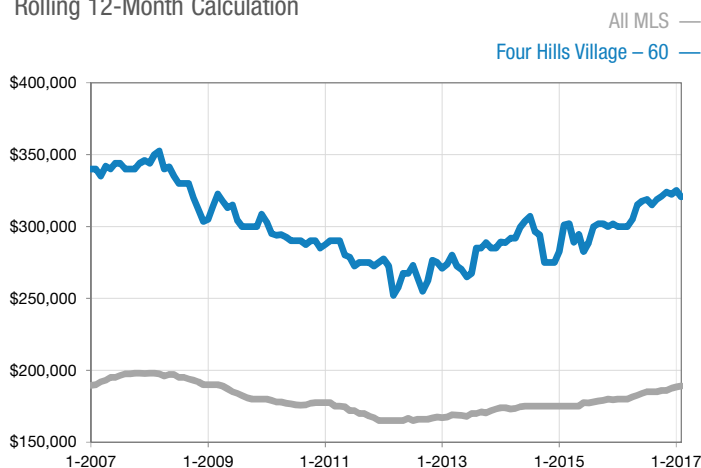| Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	12	10	- 16.7%	18	28	+ 55.6%
Pending Sales	6	4	- 33.3%	13	12	- 7.7%
Closed Sales	7	9	+ 28.6%	14	13	- 7.1%
Days on Market Until Sale	94	63	- 33.0%	75	75	0.0%
Median Sales Price*	$360,000	$285,000	- 20.8%	$308,750	$285,000	- 7.7%
Average Sales Price*	$328,571	$317,100	- 3.5%	$315,262	$300,608	- 4.6%
Percent of List Price Received*	97.2%	96.6%	- 0.6%	96.8%	94.9%	- 2.0%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	3.2	4.4	+ 37.5%	--	--	--

* 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	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	4	6	+ 50.0%	7	7	0.0%
Pending Sales	2	2	0.0%	4	2	- 50.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	16	91	+ 468.8%	16	91	+ 468.8%
Median Sales Price*	$176,500	$146,500	- 17.0%	$176,500	$146,500	- 17.0%
Average Sales Price*	$176,500	$146,500	- 17.0%	$176,500	$146,500	- 17.0%
Percent of List Price Received*	95.3%	90.2%	- 5.4%	95.3%	90.2%	- 5.4%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	3.5	6.5	+ 85.7%	--	--	--

* 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.
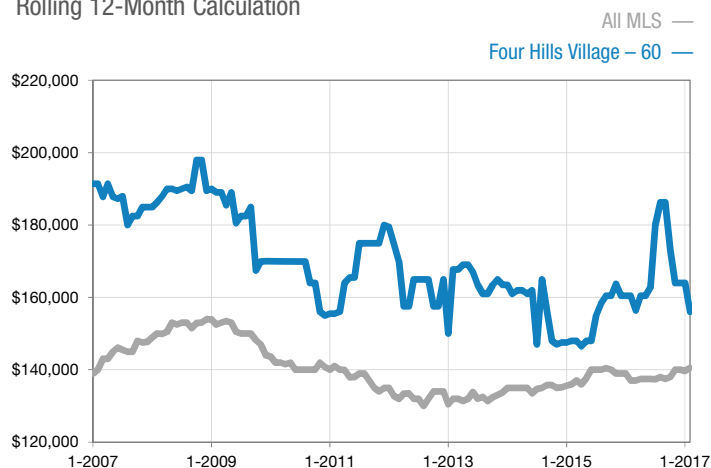
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Four Hills Village – 60 —

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

All MLS —
Four Hills Village – 60 —

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.