

Local Market Update for February 2024

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 | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 6 | 5 | - 16.7% | 17 | 9 | - 47.1% |
| Pending Sales | 9 | 4 | - 55.6% | 16 | 8 | - 50.0% |
| Closed Sales | 6 | 5 | - 16.7% | 9 | 9 | 0.0% |
| Days on Market Until Sale | 33 | 90 | + 172.7% | 37 | 57 | + 54.1% |
| Median Sales Price* | \$485,000 | \$499,900 | + 3.1% | \$475,000 | \$499,900 | + 5.2% |
| Average Sales Price* | \$468,317 | \$488,480 | + 4.3% | \$448,989 | \$476,822 | + 6.2% |
| Percent of List Price Received* | 97.6% | 100.0% | + 2.5% | 97.4% | 100.2% | + 2.9% |
| Inventory of Homes for Sale | 8 | 6 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.2 | 0.0% | -- | -- | -- |

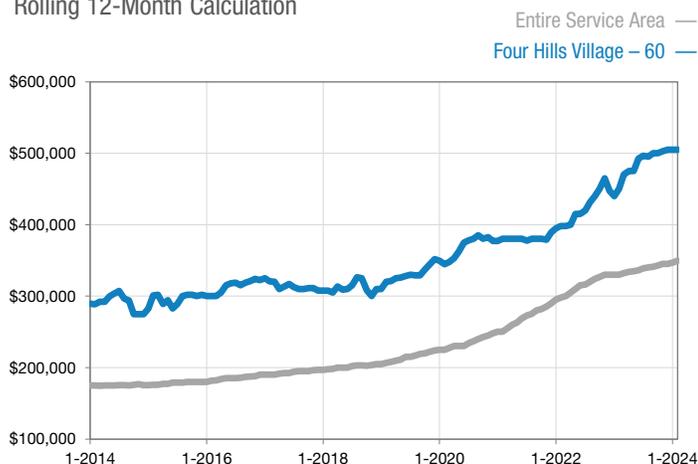
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 2 | + 100.0% | 2 | 2 | 0.0% |
| Pending Sales | 0 | 2 | -- | 1 | 2 | + 100.0% |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| Days on Market Until Sale | 0 | -- | -- | 1 | 8 | + 700.0% |
| Median Sales Price* | \$244,000 | -- | -- | \$239,950 | \$265,160 | + 10.5% |
| Average Sales Price* | \$244,000 | -- | -- | \$239,950 | \$265,160 | + 10.5% |
| Percent of List Price Received* | 100.0% | -- | -- | 99.2% | 100.8% | + 1.6% |
| Inventory of Homes for Sale | 1 | 3 | + 200.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 1.6 | + 166.7% | -- | -- | -- |

* 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.

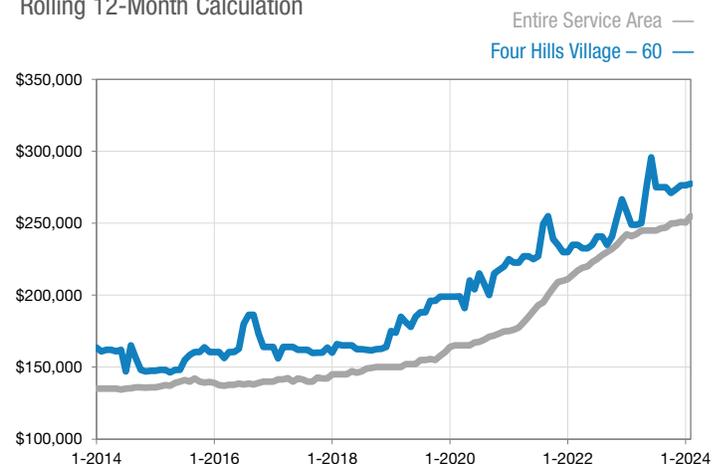
Median Sales Price - Single-Family Detached

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.