

Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	6	11	+ 83.3%	36	39	+ 8.3%
Pending Sales	7	13	+ 85.7%	35	30	- 14.3%
Closed Sales	3	4	+ 33.3%	29	22	- 24.1%
Days on Market Until Sale	87	8	- 90.8%	51	36	- 29.4%
Median Sales Price*	\$625,000	\$628,750	+ 0.6%	\$516,000	\$491,950	- 4.7%
Average Sales Price*	\$596,667	\$663,125	+ 11.1%	\$535,331	\$501,668	- 6.3%
Percent of List Price Received*	97.4%	101.3%	+ 4.0%	98.1%	99.7%	+ 1.6%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

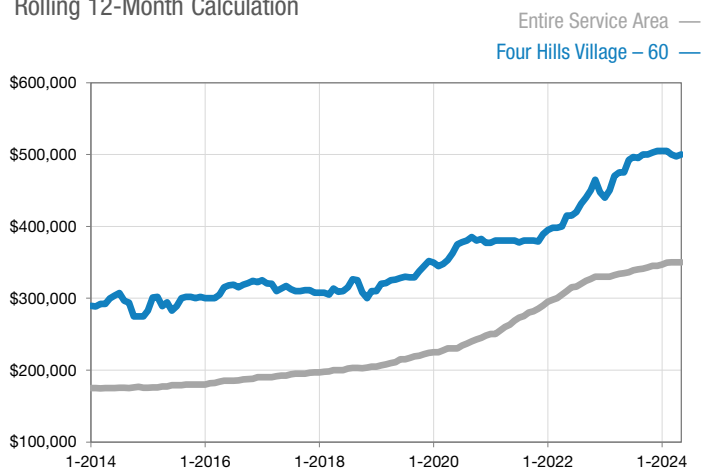
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1	3	+ 200.0%	9	10	+ 11.1%
Pending Sales	1	3	+ 200.0%	7	7	0.0%
Closed Sales	3	2	- 33.3%	7	5	- 28.6%
Days on Market Until Sale	12	8	- 33.3%	6	10	+ 66.7%
Median Sales Price*	\$345,000	\$277,500	- 19.6%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$351,667	\$277,500	- 21.1%	\$297,343	\$321,090	+ 8.0%
Percent of List Price Received*	101.5%	100.9%	- 0.6%	100.5%	99.2%	- 1.3%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

* 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.

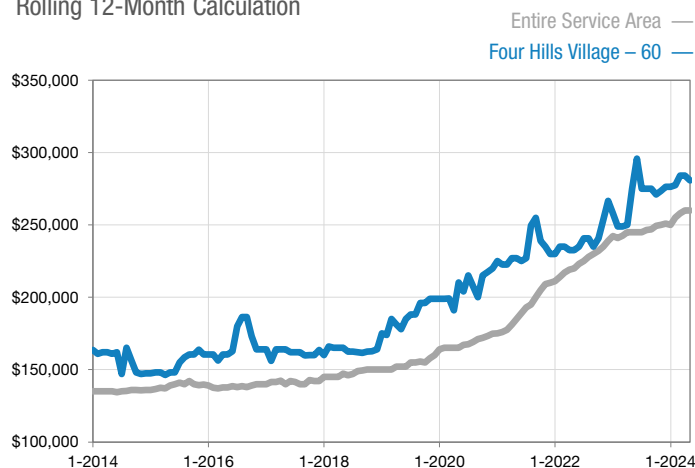
Median Sales Price - Single-Family Detached

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.