

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	8	7	- 12.5%	53	58	+ 9.4%
Pending Sales	6	4	- 33.3%	47	43	- 8.5%
Closed Sales	2	3	+ 50.0%	44	42	- 4.5%
Days on Market Until Sale	25	68	+ 172.0%	41	35	- 14.6%
Median Sales Price*	\$514,500	\$530,000	+ 3.0%	\$502,500	\$527,500	+ 5.0%
Average Sales Price*	\$514,500	\$516,667	+ 0.4%	\$524,020	\$524,705	+ 0.1%
Percent of List Price Received*	100.6%	96.7%	- 3.9%	98.3%	99.3%	+ 1.0%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--

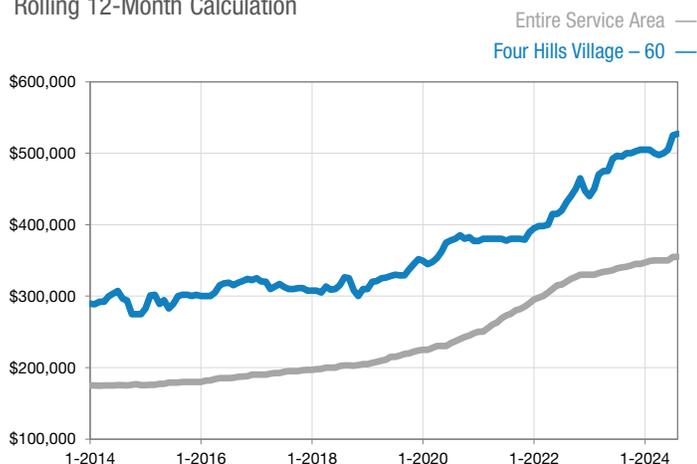
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	15	15	0.0%
Pending Sales	1	1	0.0%	11	11	0.0%
Closed Sales	1	2	+ 100.0%	10	10	0.0%
Days on Market Until Sale	41	32	- 22.0%	10	31	+ 210.0%
Median Sales Price*	\$346,000	\$327,250	- 5.4%	\$285,750	\$319,000	+ 11.6%
Average Sales Price*	\$346,000	\$327,250	- 5.4%	\$305,840	\$328,295	+ 7.3%
Percent of List Price Received*	98.9%	101.5%	+ 2.6%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

* 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.

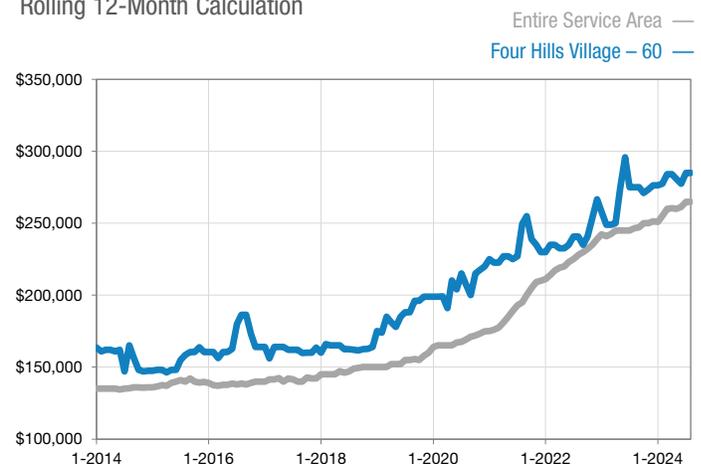
Median Sales Price - Single-Family Detached

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.