

# Local Market Update for August 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          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 8-2019  | Thru 8-2020      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 15        | 12               | - 20.0%        | 115          | 104              | - 9.6%         |
| Pending Sales                   | 7         | 15               | + 114.3%       | 88           | 87               | - 1.1%         |
| Closed Sales                    | 10        | 10               | 0.0%           | 85           | 76               | - 10.6%        |
| Days on Market Until Sale       | 46        | 30               | - 34.8%        | 41           | 40               | - 2.4%         |
| Median Sales Price*             | \$339,000 | <b>\$350,500</b> | + 3.4%         | \$341,750    | <b>\$379,500</b> | + 11.0%        |
| Average Sales Price*            | \$347,500 | <b>\$367,070</b> | + 5.6%         | \$352,449    | <b>\$385,676</b> | + 9.4%         |
| Percent of List Price Received* | 98.6%     | <b>99.5%</b>     | + 0.9%         | 97.5%        | <b>98.6%</b>     | + 1.1%         |
| Inventory of Homes for Sale     | 27        | 16               | - 40.7%        | --           | --               | --             |
| Months Supply of Inventory      | 2.8       | 1.7              | - 39.3%        | --           | --               | --             |

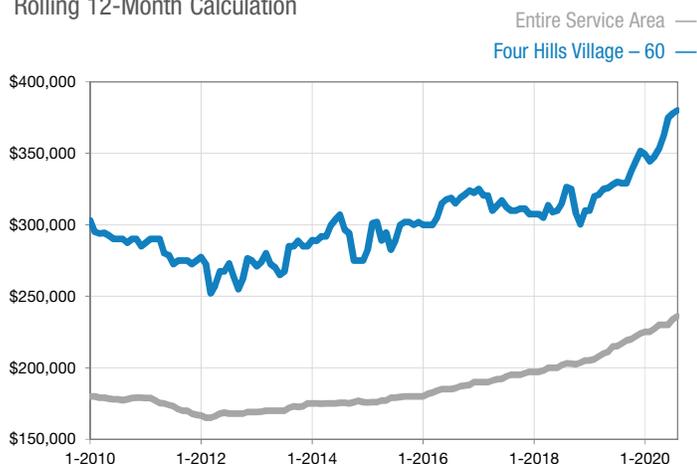
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 8-2019  | Thru 8-2020      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 3         | 2                | - 33.3%        | 13           | 16               | + 23.1%        |
| Pending Sales                   | 0         | 0                | 0.0%           | 14           | 13               | - 7.1%         |
| Closed Sales                    | 1         | 4                | + 300.0%       | 15           | 12               | - 20.0%        |
| Days on Market Until Sale       | 6         | 6                | 0.0%           | 72           | 18               | - 75.0%        |
| Median Sales Price*             | \$164,900 | <b>\$195,250</b> | + 18.4%        | \$199,000    | <b>\$207,500</b> | + 4.3%         |
| Average Sales Price*            | \$164,900 | <b>\$199,000</b> | + 20.7%        | \$202,513    | <b>\$218,783</b> | + 8.0%         |
| Percent of List Price Received* | 100.0%    | <b>99.9%</b>     | - 0.1%         | 97.3%        | <b>99.9%</b>     | + 2.7%         |
| Inventory of Homes for Sale     | 3         | 2                | - 33.3%        | --           | --               | --             |
| Months Supply of Inventory      | 1.4       | 0.8              | - 42.9%        | --           | --               | --             |

\* 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.

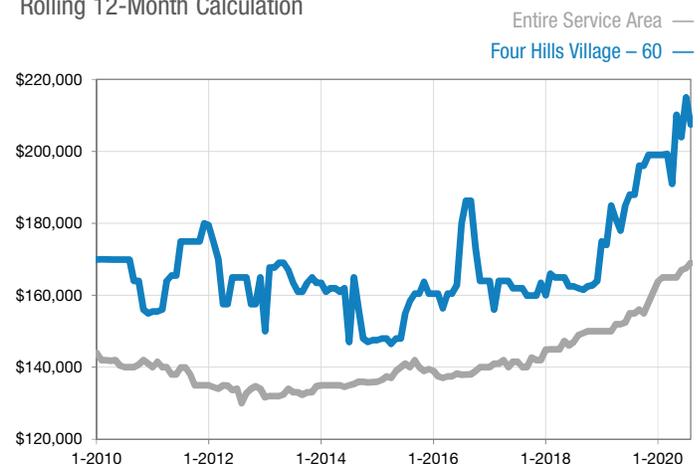
### Median Sales Price - Single-Family Detached

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.