

Local Market Update for September 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	9	14	+ 55.6%	124	118	- 4.8%
Pending Sales	10	10	0.0%	98	96	- 2.0%
Closed Sales	8	15	+ 87.5%	93	91	- 2.2%
Days on Market Until Sale	39	11	- 71.8%	41	36	- 12.2%
Median Sales Price*	\$324,500	\$365,000	+ 12.5%	\$337,500	\$379,000	+ 12.3%
Average Sales Price*	\$327,063	\$363,667	+ 11.2%	\$350,265	\$382,048	+ 9.1%
Percent of List Price Received*	96.7%	99.6%	+ 3.0%	97.5%	98.8%	+ 1.3%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

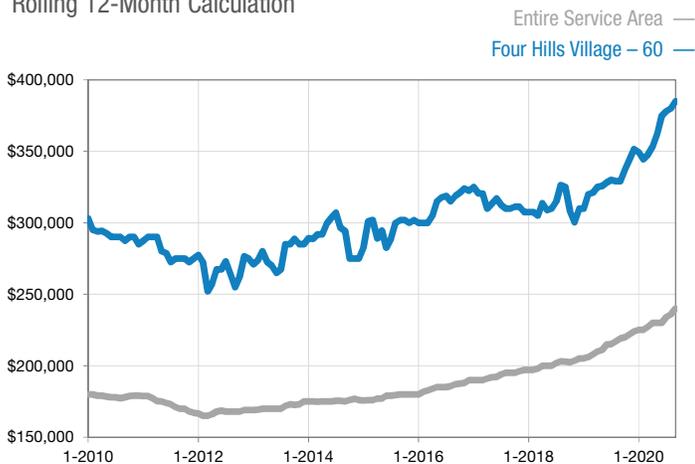
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	18	19	+ 5.6%
Pending Sales	1	3	+ 200.0%	15	16	+ 6.7%
Closed Sales	1	0	- 100.0%	16	12	- 25.0%
Days on Market Until Sale	5	--	--	68	18	- 73.5%
Median Sales Price*	\$245,000	--	--	\$201,000	\$207,500	+ 3.2%
Average Sales Price*	\$245,000	--	--	\$205,169	\$218,783	+ 6.6%
Percent of List Price Received*	100.0%	--	--	97.5%	99.9%	+ 2.5%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

* 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.

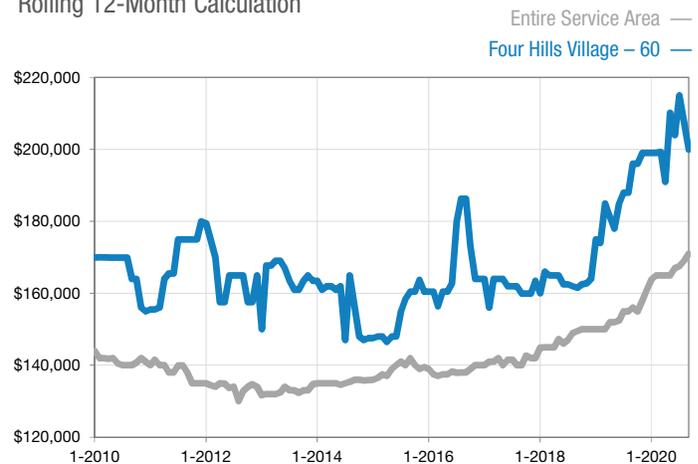
Median Sales Price - Single-Family Detached

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.