

Local Market Update for February 2021

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		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	7	11	+ 57.1%	21	15	- 28.6%
Pending Sales	7	14	+ 100.0%	14	25	+ 78.6%
Closed Sales	7	12	+ 71.4%	15	18	+ 20.0%
Days on Market Until Sale	38	38	0.0%	37	43	+ 16.2%
Median Sales Price*	\$335,000	\$387,500	+ 15.7%	\$335,000	\$380,500	+ 13.6%
Average Sales Price*	\$378,857	\$424,919	+ 12.2%	\$350,543	\$419,112	+ 19.6%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	20	4	- 80.0%	--	--	--
Months Supply of Inventory	2.2	0.4	- 81.8%	--	--	--

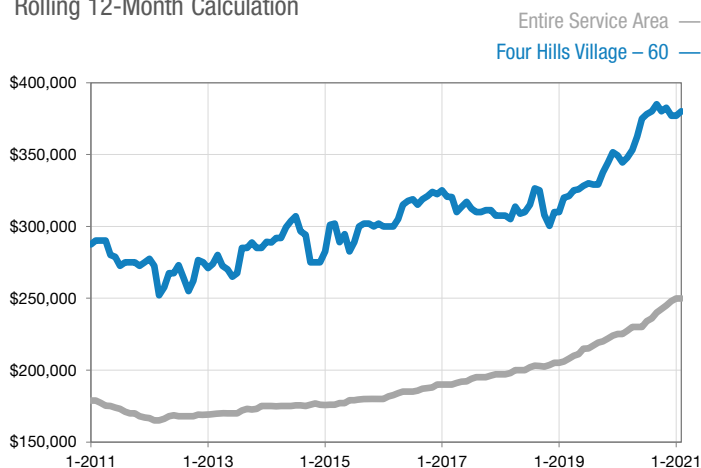
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	2	3	+ 50.0%	3	5	+ 66.7%
Pending Sales	1	3	+ 200.0%	1	7	+ 600.0%
Closed Sales	0	1	--	0	3	--
Days on Market Until Sale	--	7	--	--	18	--
Median Sales Price*	--	\$185,000	--	--	\$225,000	--
Average Sales Price*	--	\$185,000	--	--	\$228,333	--
Percent of List Price Received*	--	92.5%	--	--	96.1%	--
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.1	0.7	- 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.

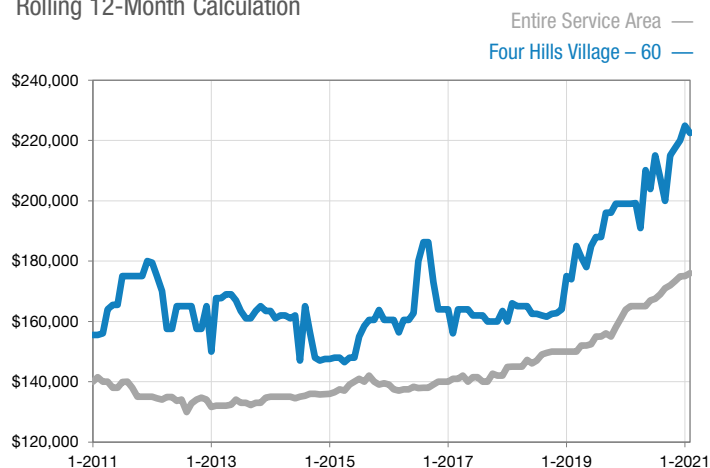
Median Sales Price - Single-Family Detached

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.