

Local Market Update for March 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	15	13	- 13.3%	36	29	- 19.4%
Pending Sales	11	14	+ 27.3%	25	38	+ 52.0%
Closed Sales	6	9	+ 50.0%	21	27	+ 28.6%
Days on Market Until Sale	35	19	- 45.7%	36	35	- 2.8%
Median Sales Price*	\$355,000	\$430,000	+ 21.1%	\$335,000	\$386,000	+ 15.2%
Average Sales Price*	\$360,750	\$399,472	+ 10.7%	\$353,460	\$412,566	+ 16.7%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	98.6%	98.5%	- 0.1%
Inventory of Homes for Sale	22	3	- 86.4%	--	--	--
Months Supply of Inventory	2.4	0.3	- 87.5%	--	--	--

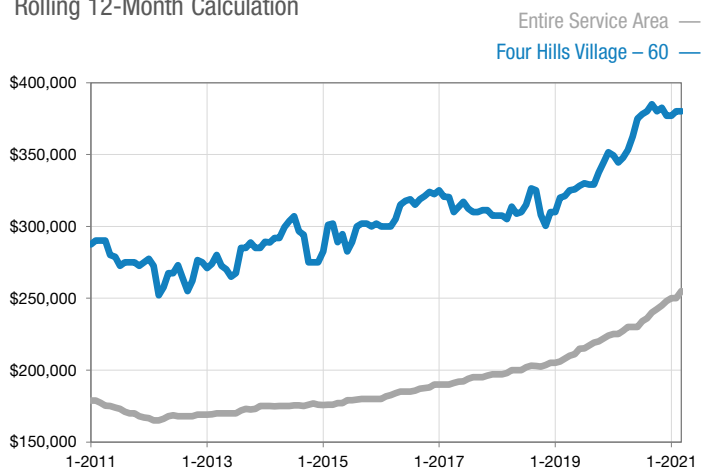
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	1	5	+ 400.0%	4	10	+ 150.0%
Pending Sales	0	7	--	1	14	+ 1300.0%
Closed Sales	0	6	--	0	9	--
Days on Market Until Sale	--	10	--	--	13	--
Median Sales Price*	--	\$236,000	--	--	\$225,000	--
Average Sales Price*	--	\$251,833	--	--	\$244,000	--
Percent of List Price Received*	--	101.7%	--	--	99.8%	--
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

* 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.

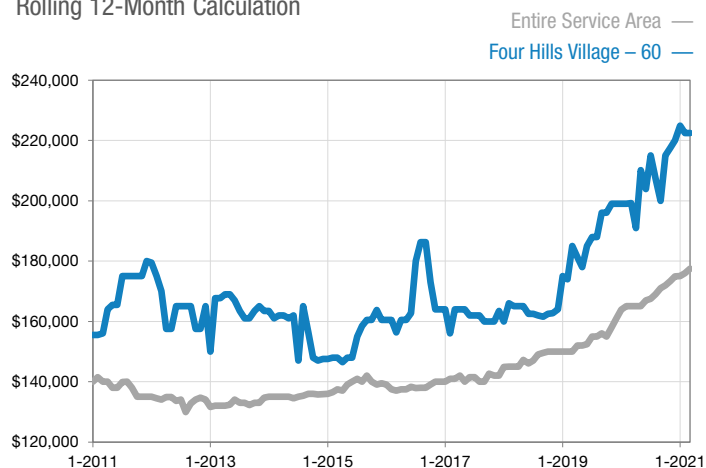
Median Sales Price - Single-Family Detached

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.