

Local Market Update for April 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	10	8	- 20.0%	46	37	- 19.6%
Pending Sales	9	9	0.0%	34	47	+ 38.2%
Closed Sales	7	15	+ 114.3%	28	43	+ 53.6%
Days on Market Until Sale	37	5	- 86.5%	37	26	- 29.7%
Median Sales Price*	\$360,000	\$375,000	+ 4.2%	\$335,000	\$380,000	+ 13.4%
Average Sales Price*	\$350,271	\$406,827	+ 16.1%	\$352,663	\$410,504	+ 16.4%
Percent of List Price Received*	100.1%	100.7%	+ 0.6%	99.0%	99.3%	+ 0.3%
Inventory of Homes for Sale	20	3	- 85.0%	--	--	--
Months Supply of Inventory	2.3	0.3	- 87.0%	--	--	--

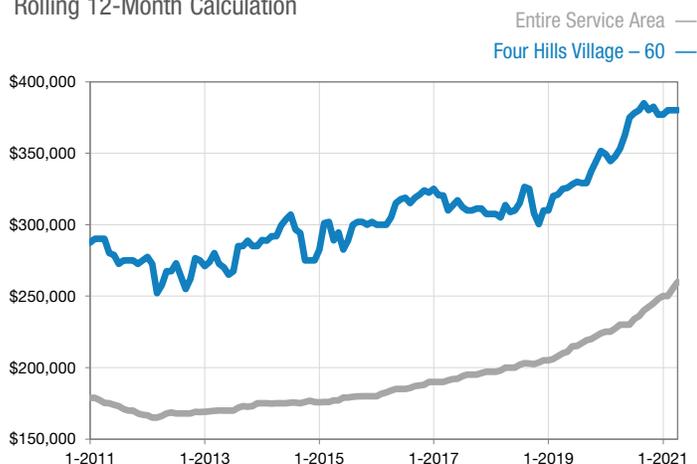
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	0	4	--	4	14	+ 250.0%
Pending Sales	3	3	0.0%	4	16	+ 300.0%
Closed Sales	1	5	+ 400.0%	1	14	+ 1300.0%
Days on Market Until Sale	15	37	+ 146.7%	15	21	+ 40.0%
Median Sales Price*	\$180,000	\$270,000	+ 50.0%	\$180,000	\$242,000	+ 34.4%
Average Sales Price*	\$180,000	\$259,700	+ 44.3%	\$180,000	\$249,607	+ 38.7%
Percent of List Price Received*	97.8%	103.0%	+ 5.3%	97.8%	100.9%	+ 3.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

* 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.

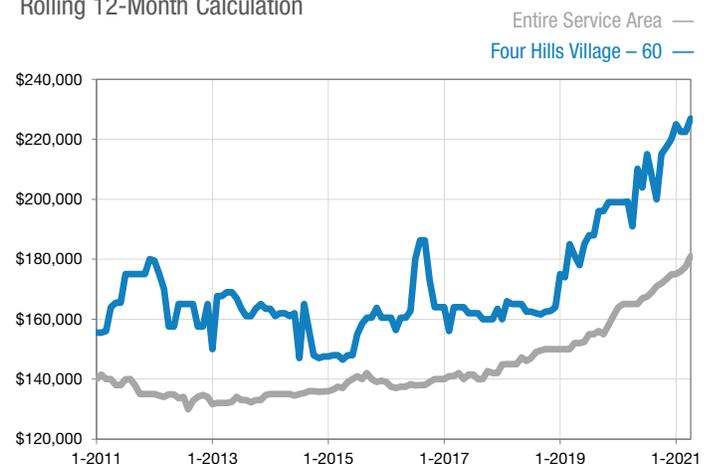
Median Sales Price - Single-Family Detached

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.