

# Local Market Update for May 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	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
<b>Key Metrics</b>						
New Listings	13	16	+ 23.1%	59	54	- 8.5%
Pending Sales	11	12	+ 9.1%	45	57	+ 26.7%
Closed Sales	13	5	- 61.5%	41	48	+ 17.1%
Days on Market Until Sale	19	44	+ 131.6%	31	28	- 9.7%
Median Sales Price*	\$405,000	<b>\$376,000</b>	- 7.2%	\$360,000	<b>\$378,000</b>	+ 5.0%
Average Sales Price*	\$402,985	<b>\$464,000</b>	+ 15.1%	\$368,618	<b>\$416,077</b>	+ 12.9%
Percent of List Price Received*	98.1%	<b>98.2%</b>	+ 0.1%	98.7%	<b>99.2%</b>	+ 0.5%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	2.4	<b>0.9</b>	- 62.5%	--	--	--

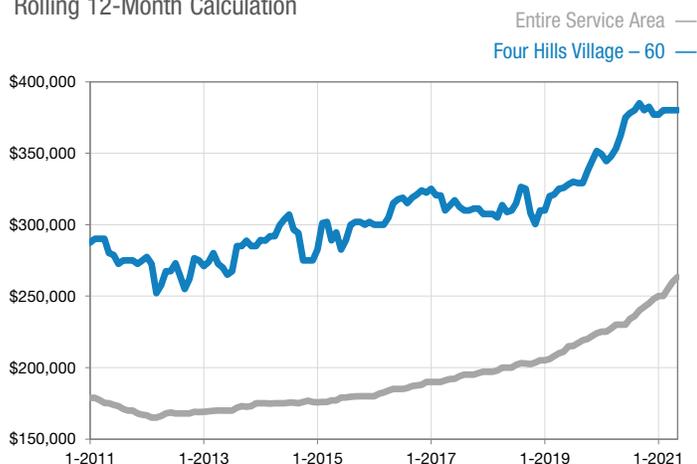
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	6	16	+ 166.7%
Pending Sales	1	2	+ 100.0%	5	18	+ 260.0%
Closed Sales	2	2	0.0%	3	16	+ 433.3%
Days on Market Until Sale	56	2	- 96.4%	42	19	- 54.8%
Median Sales Price*	\$252,000	<b>\$232,450</b>	- 7.8%	\$215,000	<b>\$241,950</b>	+ 12.5%
Average Sales Price*	\$252,000	<b>\$232,450</b>	- 7.8%	\$228,000	<b>\$247,463</b>	+ 8.5%
Percent of List Price Received*	98.9%	<b>103.2%</b>	+ 4.3%	98.5%	<b>101.2%</b>	+ 2.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.3</b>	- 70.0%	--	--	--

\* 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.

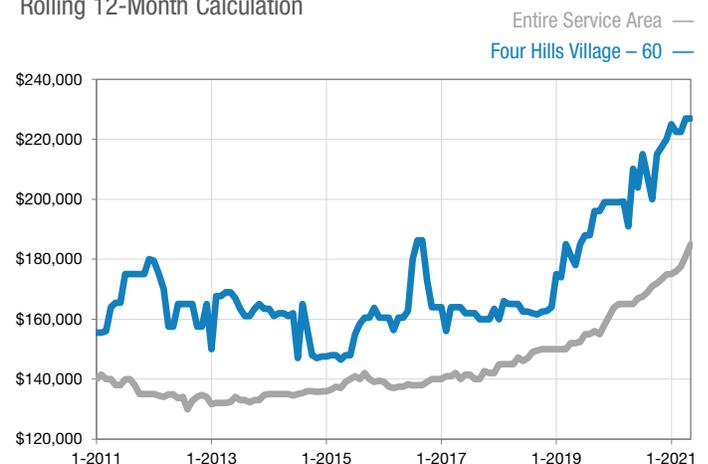
### Median Sales Price - Single-Family Detached

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.