

# Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	20	13	- 35.0%	92	79	- 14.1%
Pending Sales	12	14	+ 16.7%	72	77	+ 6.9%
Closed Sales	16	13	- 18.8%	66	70	+ 6.1%
Days on Market Until Sale	73	16	- 78.1%	42	23	- 45.2%
Median Sales Price*	\$399,750	<b>\$350,000</b>	- 12.4%	\$384,450	<b>\$383,000</b>	- 0.4%
Average Sales Price*	\$421,719	<b>\$383,531</b>	- 9.1%	\$388,601	<b>\$411,429</b>	+ 5.9%
Percent of List Price Received*	98.0%	<b>102.3%</b>	+ 4.4%	98.5%	<b>100.0%</b>	+ 1.5%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

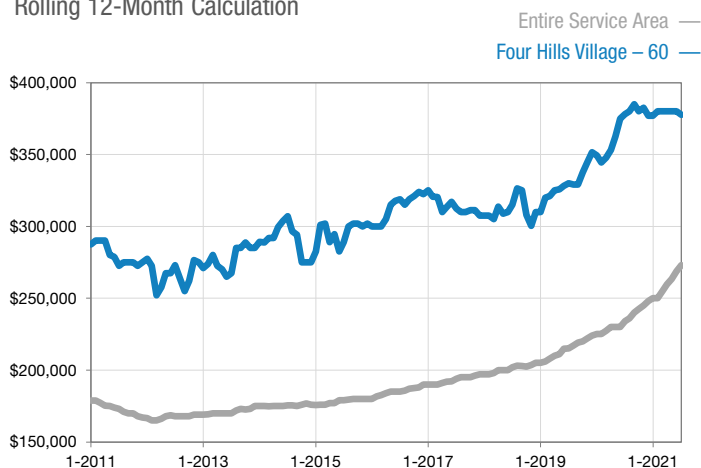
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	4	4	0.0%	14	22	+ 57.1%
Pending Sales	4	3	- 25.0%	13	22	+ 69.2%
Closed Sales	4	1	- 75.0%	8	21	+ 162.5%
Days on Market Until Sale	6	4	- 33.3%	24	15	- 37.5%
Median Sales Price*	\$237,450	<b>\$322,000</b>	+ 35.6%	\$215,000	<b>\$229,000</b>	+ 6.5%
Average Sales Price*	\$237,600	<b>\$322,000</b>	+ 35.5%	\$228,675	<b>\$248,899</b>	+ 8.8%
Percent of List Price Received*	101.0%	<b>102.2%</b>	+ 1.2%	100.0%	<b>101.1%</b>	+ 1.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

\* 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.

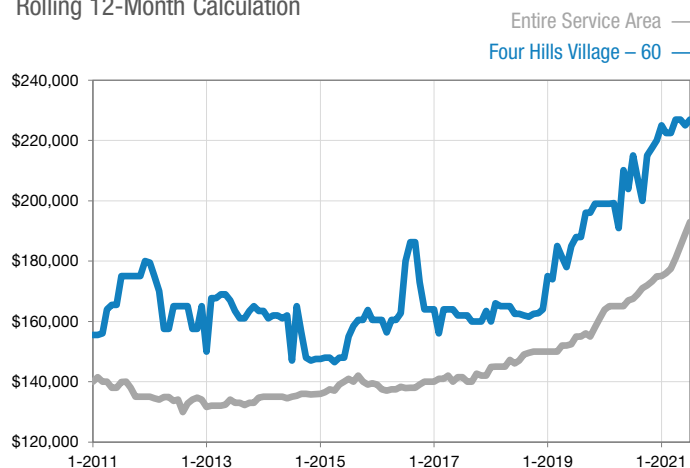
### Median Sales Price - Single-Family Detached

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.