

Local Market Update for August 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	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	12	10	- 16.7%	104	89	- 14.4%
Pending Sales	14	15	+ 7.1%	86	92	+ 7.0%
Closed Sales	10	13	+ 30.0%	76	83	+ 9.2%
Days on Market Until Sale	30	28	- 6.7%	40	23	- 42.5%
Median Sales Price*	\$350,500	\$420,000	+ 19.8%	\$379,500	\$386,000	+ 1.7%
Average Sales Price*	\$367,070	\$433,718	+ 18.2%	\$385,768	\$414,920	+ 7.6%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	98.7%	99.8%	+ 1.1%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--

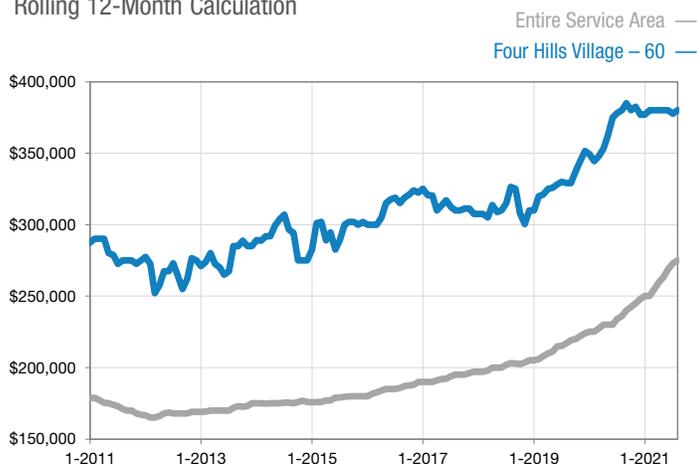
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	2	2	0.0%	16	24	+ 50.0%
Pending Sales	0	2	--	13	24	+ 84.6%
Closed Sales	4	1	- 75.0%	12	22	+ 83.3%
Days on Market Until Sale	6	3	- 50.0%	18	15	- 16.7%
Median Sales Price*	\$195,250	\$276,000	+ 41.4%	\$207,500	\$241,950	+ 16.6%
Average Sales Price*	\$199,000	\$276,000	+ 38.7%	\$218,783	\$250,131	+ 14.3%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	99.9%	101.0%	+ 1.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

* 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.

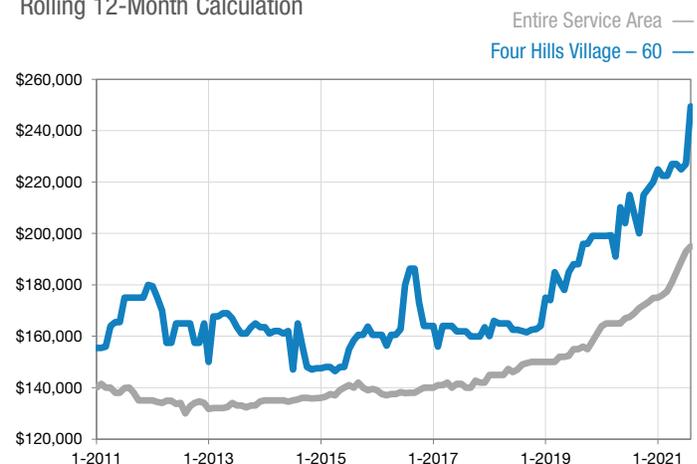
Median Sales Price - Single-Family Detached

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.