

# 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 |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2020      | 2021             | Percent Change | Thru 8-2020  | Thru 8-2021      | Percent Change |
| 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 | <b>\$420,000</b> | + 19.8%        | \$379,500    | <b>\$386,000</b> | + 1.7%         |
| Average Sales Price*            | \$367,070 | <b>\$433,718</b> | + 18.2%        | \$385,768    | <b>\$414,920</b> | + 7.6%         |
| Percent of List Price Received* | 99.5%     | <b>98.6%</b>     | - 0.9%         | 98.7%        | <b>99.8%</b>     | + 1.1%         |
| Inventory of Homes for Sale     | 18        | 3                | - 83.3%        | --           | --               | --             |
| Months Supply of Inventory      | 1.9       | <b>0.3</b>       | - 84.2%        | --           | --               | --             |

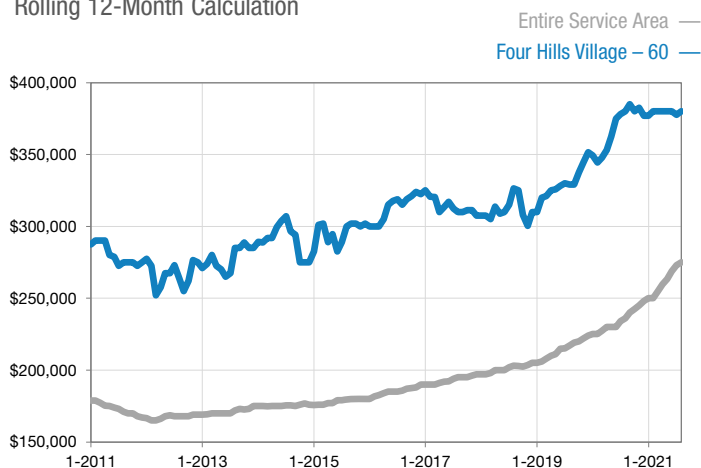
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2020      | 2021             | Percent Change | Thru 8-2020  | Thru 8-2021      | Percent Change |
| 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 | <b>\$276,000</b> | + 41.4%        | \$207,500    | <b>\$241,950</b> | + 16.6%        |
| Average Sales Price*            | \$199,000 | <b>\$276,000</b> | + 38.7%        | \$218,783    | <b>\$250,131</b> | + 14.3%        |
| Percent of List Price Received* | 99.9%     | <b>98.9%</b>     | - 1.0%         | 99.9%        | <b>101.0%</b>    | + 1.1%         |
| Inventory of Homes for Sale     | 2         | 2                | 0.0%           | --           | --               | --             |
| Months Supply of Inventory      | 0.8       | <b>0.7</b>       | - 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.

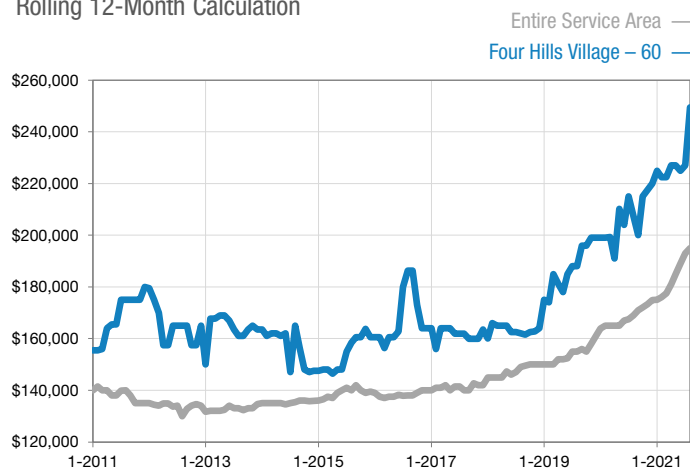
### Median Sales Price - Single-Family Detached

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.