

# Local Market Update for July 2022

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                     | 2021      | 2022             | Percent Change | Thru 7-2021  | Thru 7-2022      | Percent Change |
| New Listings                    | 13        | 12               | - 7.7%         | 79           | 70               | - 11.4%        |
| Pending Sales                   | 14        | 8                | - 42.9%        | 77           | 50               | - 35.1%        |
| Closed Sales                    | 13        | 7                | - 46.2%        | 70           | 50               | - 28.6%        |
| Days on Market Until Sale       | 16        | 17               | + 6.3%         | 23           | 13               | - 43.5%        |
| Median Sales Price*             | \$350,000 | <b>\$479,000</b> | + 36.9%        | \$383,000    | <b>\$464,000</b> | + 21.1%        |
| Average Sales Price*            | \$383,531 | <b>\$461,286</b> | + 20.3%        | \$411,429    | <b>\$479,980</b> | + 16.7%        |
| Percent of List Price Received* | 102.3%    | <b>99.6%</b>     | - 2.6%         | 100.0%       | <b>101.0%</b>    | + 1.0%         |
| Inventory of Homes for Sale     | 12        | 17               | + 41.7%        | --           | --               | --             |
| Months Supply of Inventory      | 1.1       | 2.2              | + 100.0%       | --           | --               | --             |

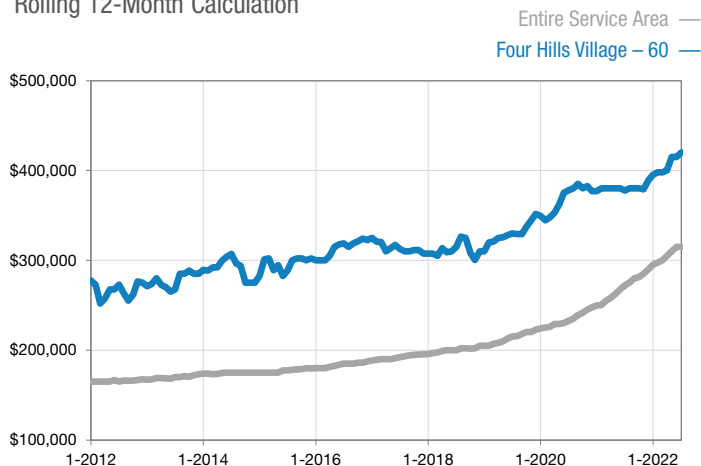
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2021      | 2022             | Percent Change | Thru 7-2021  | Thru 7-2022      | Percent Change |
| New Listings                    | 4         | 2                | - 50.0%        | 22           | 8                | - 63.6%        |
| Pending Sales                   | 3         | 2                | - 33.3%        | 22           | 8                | - 63.6%        |
| Closed Sales                    | 1         | 3                | + 200.0%       | 21           | 6                | - 71.4%        |
| Days on Market Until Sale       | 4         | 13               | + 225.0%       | 15           | 13               | - 13.3%        |
| Median Sales Price*             | \$322,000 | <b>\$300,000</b> | - 6.8%         | \$229,000    | <b>\$266,500</b> | + 16.4%        |
| Average Sales Price*            | \$322,000 | <b>\$289,867</b> | - 10.0%        | \$248,899    | <b>\$272,767</b> | + 9.6%         |
| Percent of List Price Received* | 102.2%    | <b>104.5%</b>    | + 2.3%         | 101.1%       | <b>101.0%</b>    | - 0.1%         |
| Inventory of Homes for Sale     | 2         | 0                | - 100.0%       | --           | --               | --             |
| Months Supply of Inventory      | 0.7       | --               | --             | --           | --               | --             |

\* 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.

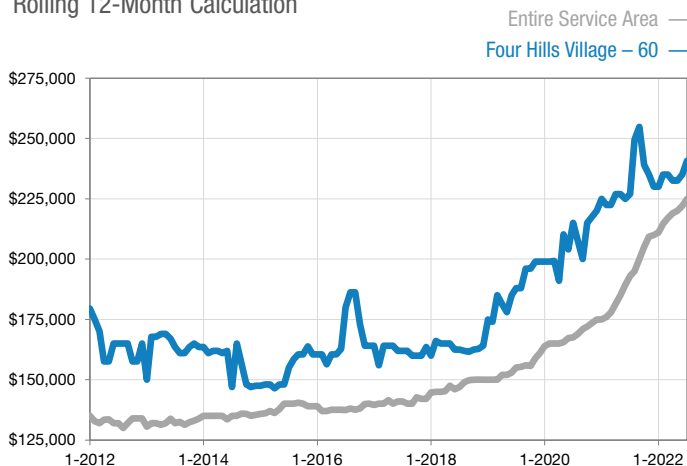
### Median Sales Price - Single-Family Detached

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.