

Local Market Update for February 2023

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 | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 6 | 6 | 0.0% | 13 | 17 | + 30.8% |
| Pending Sales | 7 | 11 | + 57.1% | 13 | 18 | + 38.5% |
| Closed Sales | 7 | 6 | - 14.3% | 13 | 9 | - 30.8% |
| Days on Market Until Sale | 7 | 33 | + 371.4% | 18 | 37 | + 105.6% |
| Median Sales Price* | \$440,000 | \$485,000 | + 10.2% | \$463,000 | \$475,000 | + 2.6% |
| Average Sales Price* | \$474,000 | \$468,317 | - 1.2% | \$499,346 | \$448,989 | - 10.1% |
| Percent of List Price Received* | 104.5% | 97.6% | - 6.6% | 101.9% | 97.4% | - 4.4% |
| Inventory of Homes for Sale | 2 | 6 | + 200.0% | -- | -- | -- |
| Months Supply of Inventory | 0.2 | 0.8 | + 300.0% | -- | -- | -- |

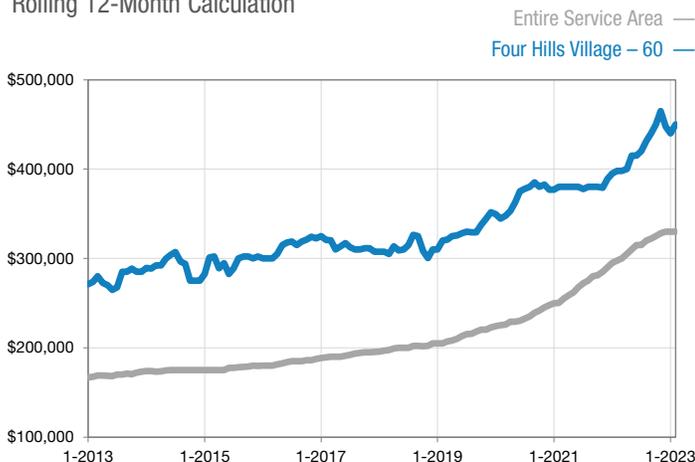
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 1 | -- | 1 | 2 | + 100.0% |
| Pending Sales | 0 | 0 | 0.0% | 1 | 1 | 0.0% |
| Closed Sales | 1 | 1 | 0.0% | 1 | 2 | + 100.0% |
| Days on Market Until Sale | 2 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| Median Sales Price* | \$258,000 | \$244,000 | - 5.4% | \$258,000 | \$239,950 | - 7.0% |
| Average Sales Price* | \$258,000 | \$244,000 | - 5.4% | \$258,000 | \$239,950 | - 7.0% |
| Percent of List Price Received* | 103.6% | 100.0% | - 3.5% | 103.6% | 99.2% | - 4.2% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 0.6 | -- | -- | -- | -- |

* 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.

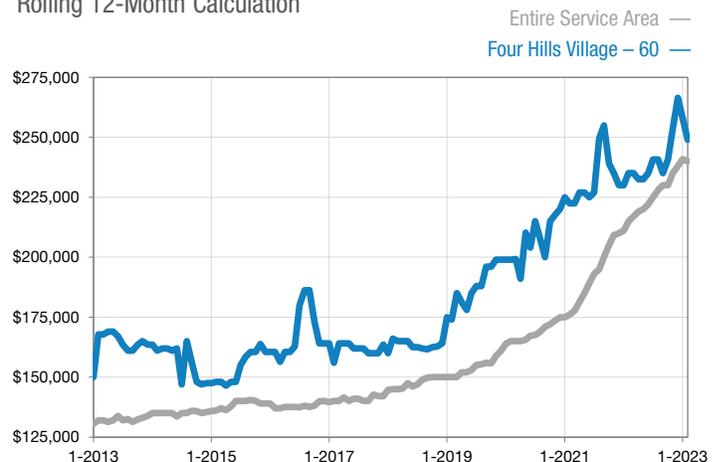
Median Sales Price - Single-Family Detached

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.