

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		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
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%	--	--	--

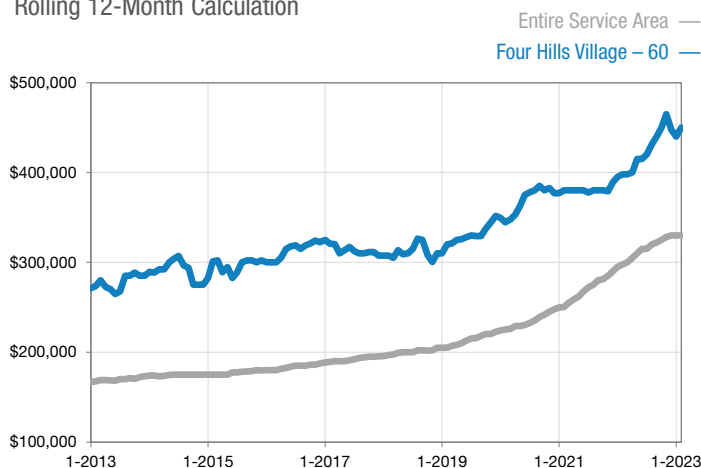
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
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.

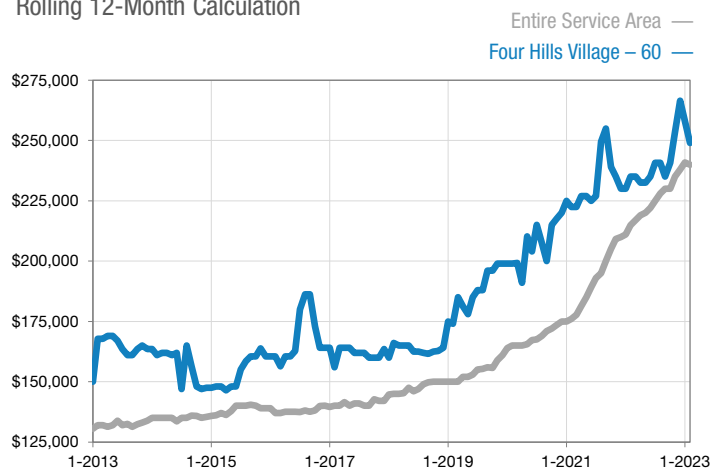
Median Sales Price - Single-Family Detached

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.