

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	35	30	- 14.3%
Pending Sales	7	6	- 14.3%	28	28	0.0%
Closed Sales	11	7	- 36.4%	28	26	- 7.1%
Days on Market Until Sale	7	81	+ 1057.1%	11	46	+ 318.2%
Median Sales Price*	\$465,000	\$498,000	+ 7.1%	\$482,500	\$510,500	+ 5.8%
Average Sales Price*	\$461,498	\$540,583	+ 17.1%	\$488,178	\$528,253	+ 8.2%
Percent of List Price Received*	102.3%	97.9%	- 4.3%	102.2%	98.2%	- 3.9%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

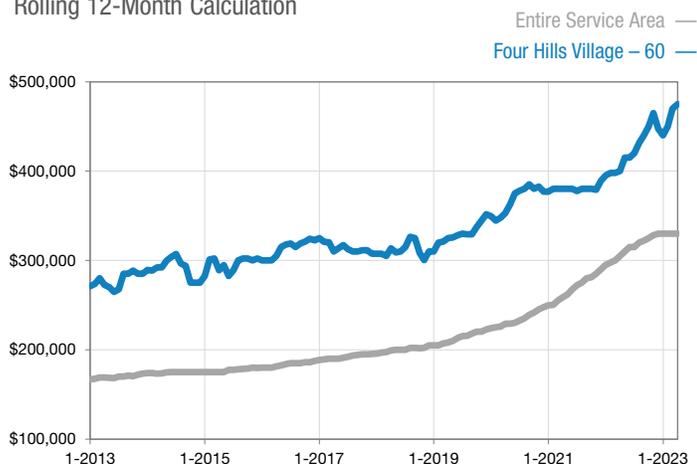
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	3	8	+ 166.7%
Pending Sales	0	2	--	1	6	+ 500.0%
Closed Sales	0	2	--	1	4	+ 300.0%
Days on Market Until Sale	--	4	--	2	2	0.0%
Median Sales Price*	--	\$273,250	--	\$258,000	\$247,000	- 4.3%
Average Sales Price*	--	\$273,250	--	\$258,000	\$256,600	- 0.5%
Percent of List Price Received*	--	100.3%	--	103.6%	99.7%	- 3.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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.

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.