

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 4-2022 | Thru 4-2023 | Percent Change |
| 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% | -- | -- | -- |

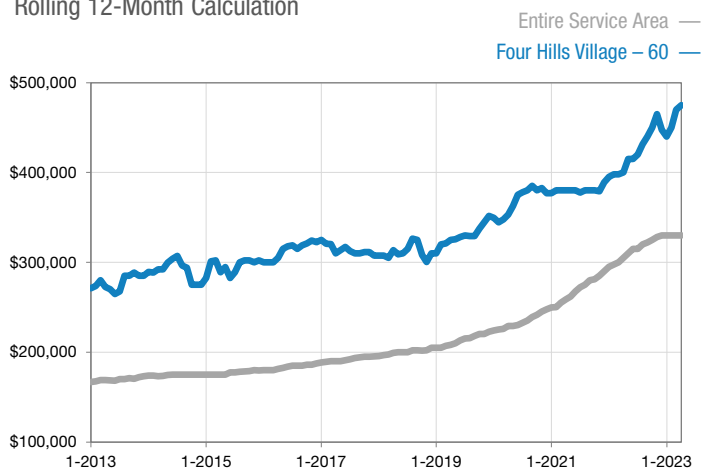
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 4-2022 | Thru 4-2023 | Percent Change |
| 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.

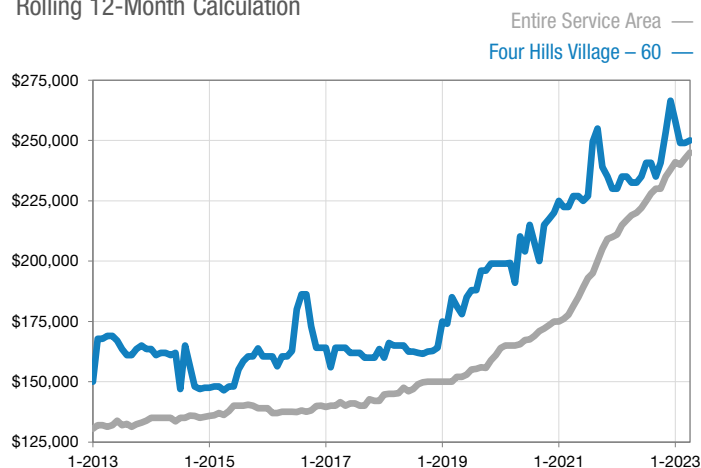
Median Sales Price - Single-Family Detached

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.