

Local Market Update for May 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	11	6	- 45.5%	46	36	- 21.7%
Pending Sales	9	8	- 11.1%	37	36	- 2.7%
Closed Sales	6	3	- 50.0%	34	29	- 14.7%
Days on Market Until Sale	15	87	+ 480.0%	12	51	+ 325.0%
Median Sales Price*	\$487,500	\$625,000	+ 28.2%	\$482,500	\$516,000	+ 6.9%
Average Sales Price*	\$493,500	\$596,667	+ 20.9%	\$489,117	\$535,331	+ 9.4%
Percent of List Price Received*	97.9%	97.4%	- 0.5%	101.4%	98.1%	- 3.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

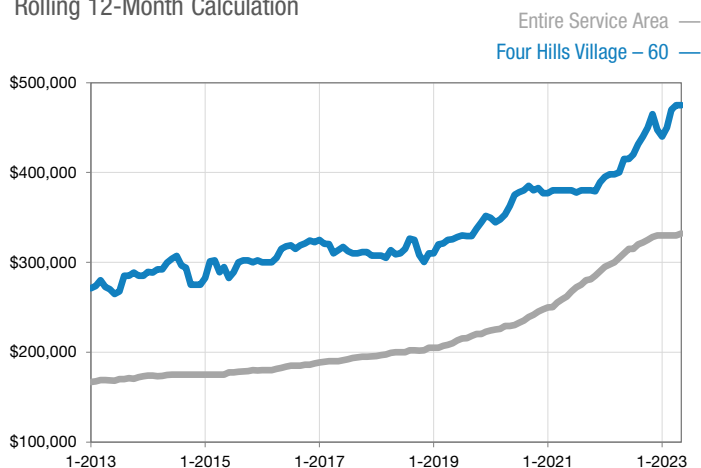
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	1	1	0.0%	4	9	+ 125.0%
Pending Sales	2	1	- 50.0%	3	7	+ 133.3%
Closed Sales	0	3	--	1	7	+ 600.0%
Days on Market Until Sale	--	12	--	2	6	+ 200.0%
Median Sales Price*	--	\$345,000	--	\$258,000	\$275,000	+ 6.6%
Average Sales Price*	--	\$351,667	--	\$258,000	\$297,343	+ 15.2%
Percent of List Price Received*	--	101.5%	--	103.6%	100.5%	- 3.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.2	+ 200.0%	--	--	--

* 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.

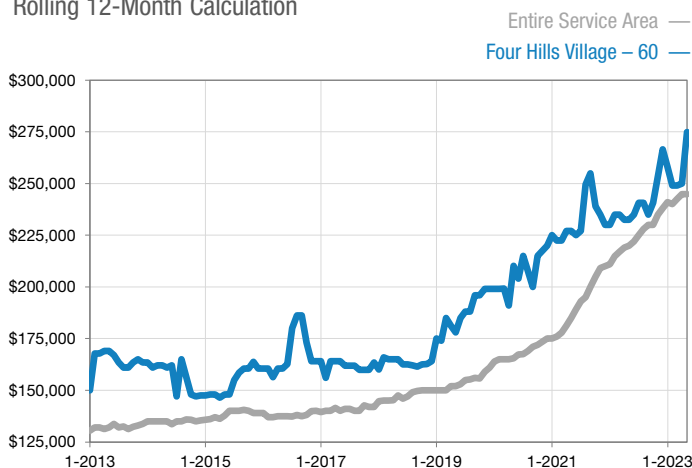
Median Sales Price - Single-Family Detached

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.