

# 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		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
<b>Key Metrics</b>						
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	<b>\$625,000</b>	+ 28.2%	\$482,500	<b>\$516,000</b>	+ 6.9%
Average Sales Price*	\$493,500	<b>\$596,667</b>	+ 20.9%	\$489,117	<b>\$535,331</b>	+ 9.4%
Percent of List Price Received*	97.9%	<b>97.4%</b>	- 0.5%	101.4%	<b>98.1%</b>	- 3.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.1	<b>1.1</b>	0.0%	--	--	--

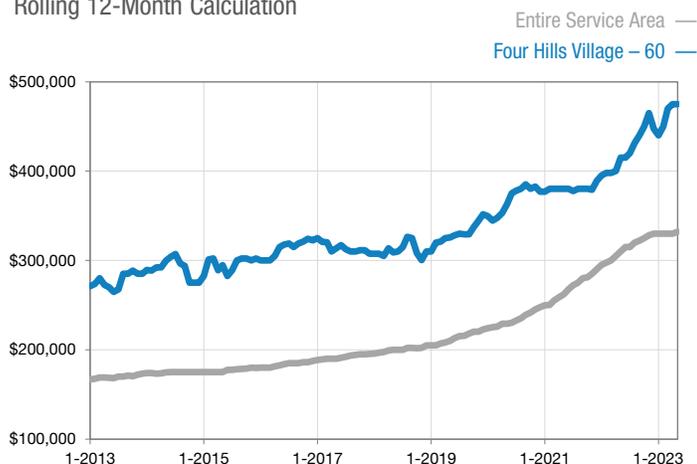
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
<b>Key Metrics</b>						
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*	--	<b>\$345,000</b>	--	\$258,000	<b>\$275,000</b>	+ 6.6%
Average Sales Price*	--	<b>\$351,667</b>	--	\$258,000	<b>\$297,343</b>	+ 15.2%
Percent of List Price Received*	--	<b>101.5%</b>	--	103.6%	<b>100.5%</b>	- 3.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	<b>1.2</b>	+ 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.