

Local Market Update for July 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	13	7	- 46.2%	71	45	- 36.6%
Pending Sales	9	2	- 77.8%	51	41	- 19.6%
Closed Sales	7	5	- 28.6%	50	42	- 16.0%
Days on Market Until Sale	17	28	+ 64.7%	13	41	+ 215.4%
Median Sales Price*	\$479,000	\$495,000	+ 3.3%	\$464,000	\$502,500	+ 8.3%
Average Sales Price*	\$461,286	\$456,000	- 1.1%	\$479,980	\$524,474	+ 9.3%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	101.0%	98.2%	- 2.8%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

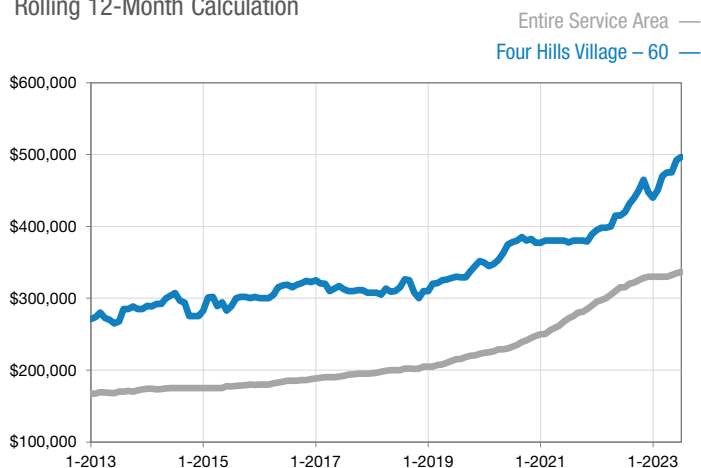
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	2	2	0.0%	8	13	+ 62.5%
Pending Sales	2	3	+ 50.0%	8	11	+ 37.5%
Closed Sales	3	1	- 66.7%	6	9	+ 50.0%
Days on Market Until Sale	13	3	- 76.9%	13	6	- 53.8%
Median Sales Price*	\$300,000	\$246,000	- 18.0%	\$266,500	\$275,000	+ 3.2%
Average Sales Price*	\$289,867	\$246,000	- 15.1%	\$272,767	\$301,378	+ 10.5%
Percent of List Price Received*	104.5%	100.0%	- 4.3%	101.0%	100.4%	- 0.6%
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.

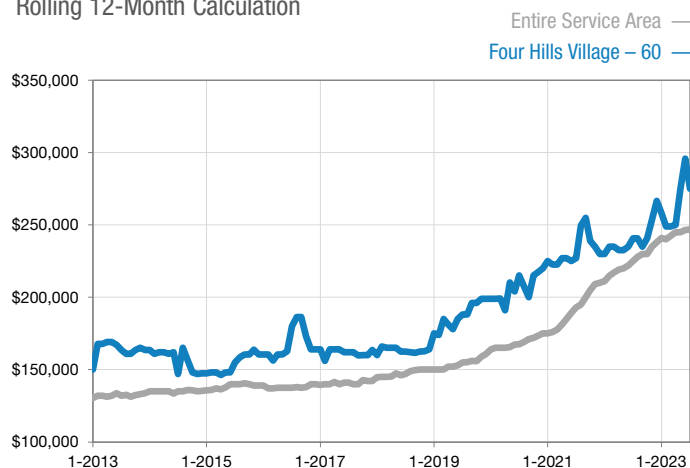
Median Sales Price - Single-Family Detached

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.