

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	7	8	+ 14.3%	78	53	- 32.1%
Pending Sales	11	7	- 36.4%	62	48	- 22.6%
Closed Sales	8	2	- 75.0%	58	44	- 24.1%
Days on Market Until Sale	21	25	+ 19.0%	14	41	+ 192.9%
Median Sales Price*	\$532,500	\$514,500	- 3.4%	\$470,000	\$502,500	+ 6.9%
Average Sales Price*	\$513,688	\$514,500	+ 0.2%	\$484,629	\$524,020	+ 8.1%
Percent of List Price Received*	98.0%	100.6%	+ 2.7%	100.6%	98.3%	- 2.3%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

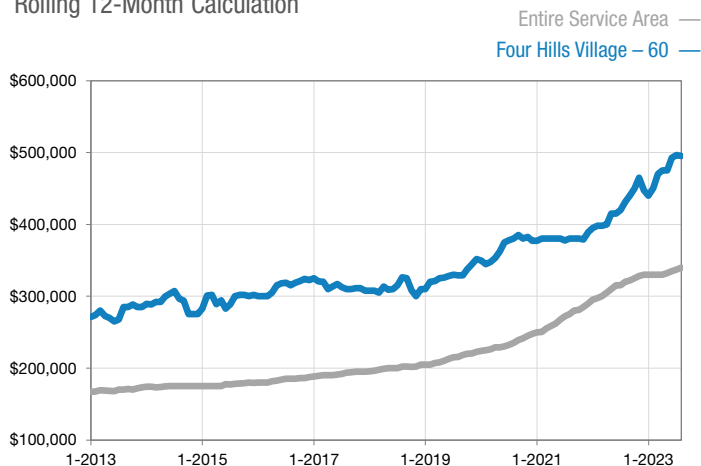
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	2	--	8	15	+ 87.5%
Pending Sales	0	2	--	8	12	+ 50.0%
Closed Sales	1	1	0.0%	7	10	+ 42.9%
Days on Market Until Sale	2	41	+ 1950.0%	12	10	- 16.7%
Median Sales Price*	\$296,000	\$346,000	+ 16.9%	\$275,000	\$285,750	+ 3.9%
Average Sales Price*	\$296,000	\$346,000	+ 16.9%	\$276,086	\$305,840	+ 10.8%
Percent of List Price Received*	102.4%	98.9%	- 3.4%	101.2%	100.2%	- 1.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.3	--	--	--	--

* 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.

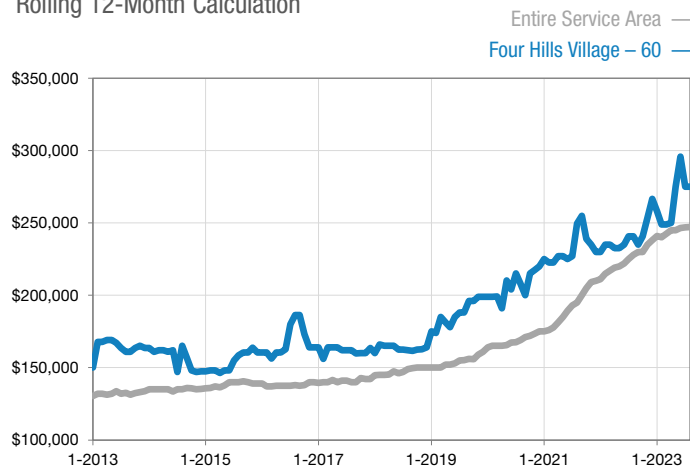
Median Sales Price - Single-Family Detached

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.