

# Local Market Update for September 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          | September |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2022      | 2023             | Percent Change | Thru 9-2022  | Thru 9-2023      | Percent Change |
| New Listings                    | 11        | 4                | - 63.6%        | 89           | 57               | - 36.0%        |
| Pending Sales                   | 7         | 3                | - 57.1%        | 69           | 50               | - 27.5%        |
| Closed Sales                    | 9         | 6                | - 33.3%        | 67           | 50               | - 25.4%        |
| Days on Market Until Sale       | 32        | 33               | + 3.1%         | 17           | 40               | + 135.3%       |
| Median Sales Price*             | \$425,000 | <b>\$504,500</b> | + 18.7%        | \$450,000    | <b>\$502,500</b> | + 11.7%        |
| Average Sales Price*            | \$445,278 | <b>\$479,000</b> | + 7.6%         | \$479,343    | <b>\$518,618</b> | + 8.2%         |
| Percent of List Price Received* | 98.1%     | <b>100.8%</b>    | + 2.8%         | 100.3%       | <b>98.6%</b>     | - 1.7%         |
| Inventory of Homes for Sale     | 12        | 11               | - 8.3%         | --           | --               | --             |
| Months Supply of Inventory      | 1.6       | 2.2              | + 37.5%        | --           | --               | --             |

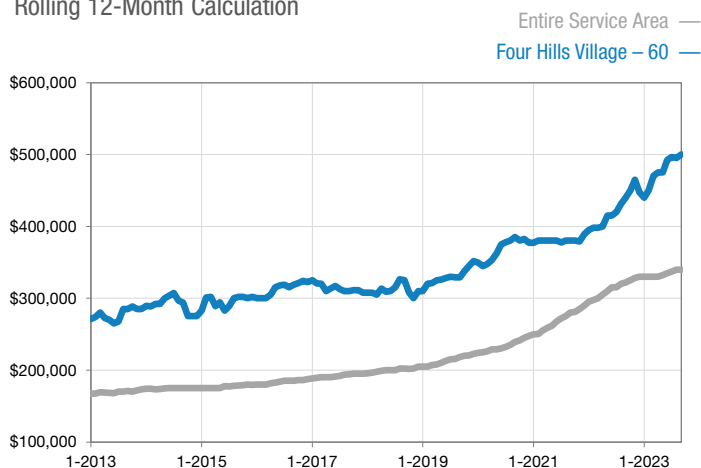
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | September |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2022      | 2023             | Percent Change | Thru 9-2022  | Thru 9-2023      | Percent Change |
| New Listings                    | 2         | 5                | + 150.0%       | 10           | 20               | + 100.0%       |
| Pending Sales                   | 1         | 3                | + 200.0%       | 9            | 14               | + 55.6%        |
| Closed Sales                    | 2         | 2                | 0.0%           | 9            | 12               | + 33.3%        |
| Days on Market Until Sale       | 4         | 15               | + 275.0%       | 10           | 11               | + 10.0%        |
| Median Sales Price*             | \$292,400 | <b>\$281,000</b> | - 3.9%         | \$275,000    | <b>\$283,500</b> | + 3.1%         |
| Average Sales Price*            | \$292,400 | <b>\$281,000</b> | - 3.9%         | \$279,711    | <b>\$301,700</b> | + 7.9%         |
| Percent of List Price Received* | 100.0%    | <b>97.8%</b>     | - 2.2%         | 100.9%       | <b>99.8%</b>     | - 1.1%         |
| Inventory of Homes for Sale     | 1         | 5                | + 400.0%       | --           | --               | --             |
| Months Supply of Inventory      | 0.5       | 3.1              | + 520.0%       | --           | --               | --             |

\* 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.

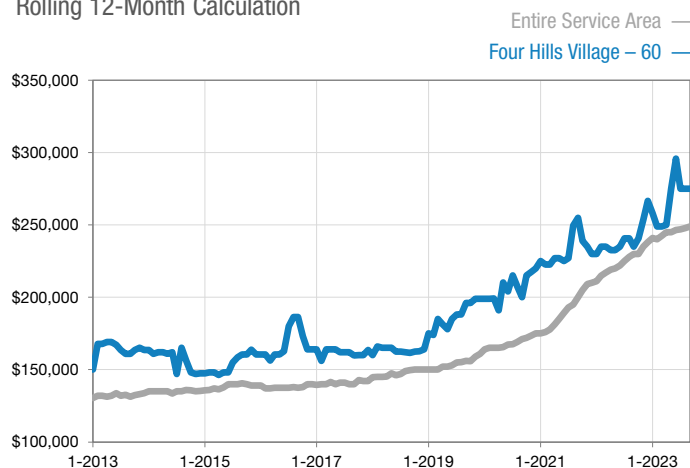
### Median Sales Price - Single-Family Detached

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.