

Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	7	8	+ 14.3%	96	65	- 32.3%
Pending Sales	4	7	+ 75.0%	73	57	- 21.9%
Closed Sales	6	4	- 33.3%	73	54	- 26.0%
Days on Market Until Sale	20	32	+ 60.0%	17	39	+ 129.4%
Median Sales Price*	\$384,000	\$469,500	+ 22.3%	\$450,000	\$502,500	+ 11.7%
Average Sales Price*	\$428,167	\$481,750	+ 12.5%	\$475,137	\$515,887	+ 8.6%
Percent of List Price Received*	102.1%	98.4%	- 3.6%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

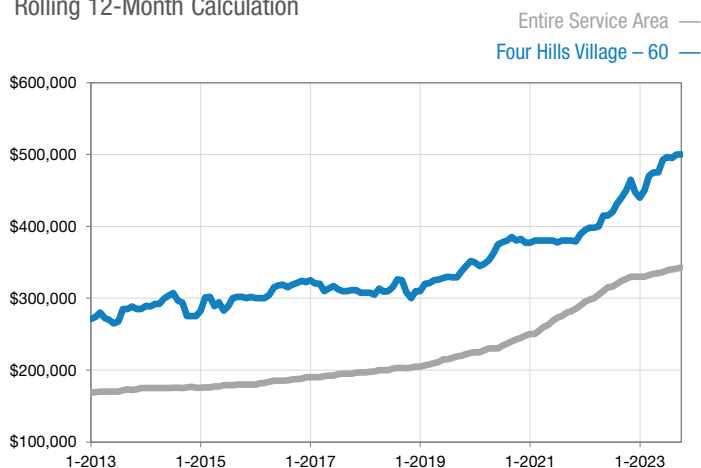
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	0	0.0%	10	20	+ 100.0%
Pending Sales	1	3	+ 200.0%	10	17	+ 70.0%
Closed Sales	0	3	--	9	15	+ 66.7%
Days on Market Until Sale	--	3	--	10	9	- 10.0%
Median Sales Price*	--	\$261,500	--	\$275,000	\$272,000	- 1.1%
Average Sales Price*	--	\$254,500	--	\$279,711	\$292,260	+ 4.5%
Percent of List Price Received*	--	99.8%	--	100.9%	99.8%	- 1.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.1	--	--	--	--

* 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.

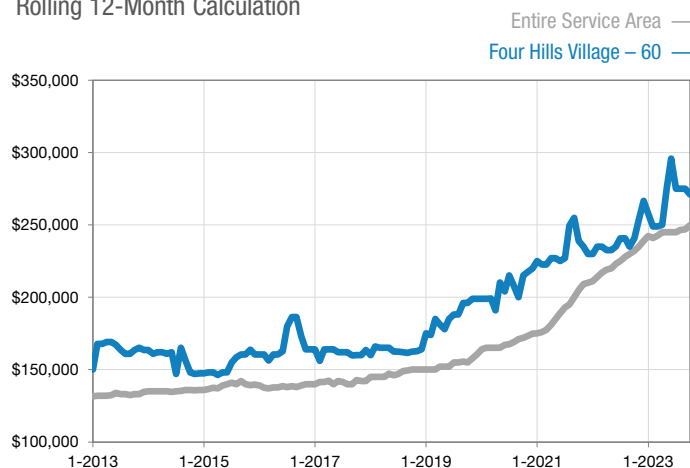
Median Sales Price - Single-Family Detached

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.