Local Market Update for November 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Four Hills Village – 60

East / North of KAFB, South of I-40 to mountains

Single-Family Detached

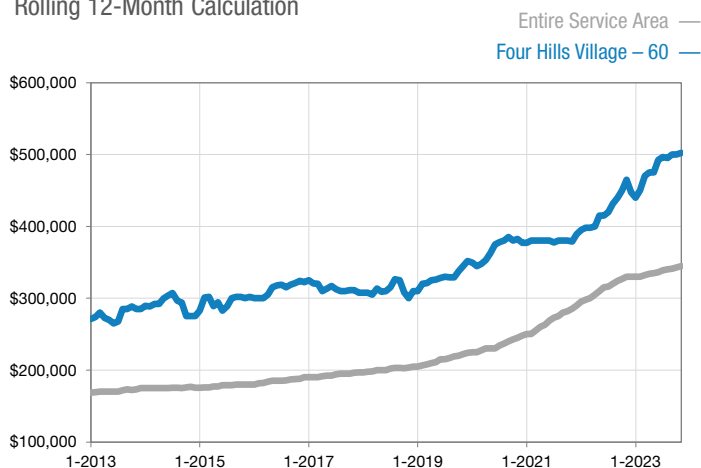| Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	7	4	- 42.9%	103	69	- 33.0%
Pending Sales	2	4	+ 100.0%	75	61	- 18.7%
Closed Sales	6	5	- 16.7%	79	59	- 25.3%
Days on Market Until Sale	34	30	- 11.8%	18	38	+ 111.1%
Median Sales Price*	$517,500	$542,500	+ 4.8%	$450,000	$505,000	+ 12.2%
Average Sales Price*	$515,000	$542,700	+ 5.4%	$478,164	$518,159	+ 8.4%
Percent of List Price Received*	97.2%	95.2%	- 2.1%	100.2%	98.3%	- 1.9%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

* 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

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	1	--	10	21	+ 110.0%
Pending Sales	0	1	--	10	18	+ 80.0%
Closed Sales	1	1	0.0%	10	16	+ 60.0%
Days on Market Until Sale	21	64	+ 204.8%	11	13	+ 18.2%
Median Sales Price*	$249,000	$365,000	+ 46.6%	$266,500	$273,500	+ 2.6%
Average Sales Price*	$249,000	$365,000	+ 46.6%	$276,640	$296,806	+ 7.3%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.8%	99.8%	- 1.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.2	--	--	--	--

* 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.
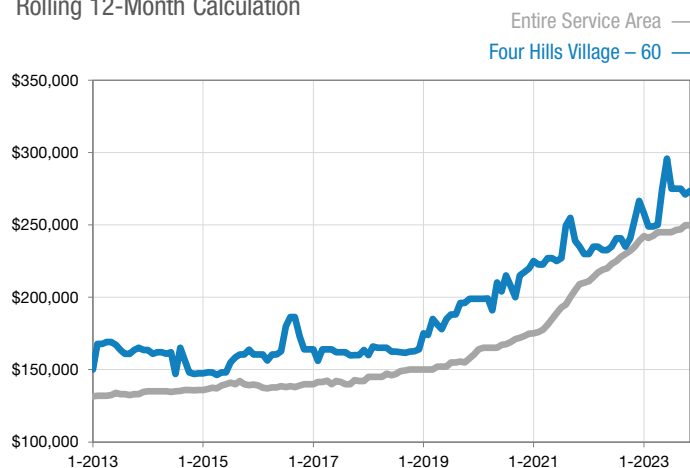
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Four Hills Village – 60 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Four Hills Village – 60 —

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.