

Local Market Update for October 2016

This is 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	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	12	19	+ 58.3%	153	128	- 16.3%
Pending Sales	8	10	+ 25.0%	86	80	- 7.0%
Closed Sales	7	8	+ 14.3%	79	81	+ 2.5%
Days on Market Until Sale	93	87	- 6.5%	69	69	0.0%
Median Sales Price*	\$296,000	\$327,500	+ 10.6%	\$302,000	\$325,000	+ 7.6%
Average Sales Price*	\$331,534	\$337,013	+ 1.7%	\$319,464	\$323,070	+ 1.1%
Percent of List Price Received*	96.0%	96.0%	0.0%	96.4%	96.4%	0.0%
Inventory of Homes for Sale	27	35	+ 29.6%	--	--	--
Months Supply of Inventory	3.4	4.7	+ 38.2%	--	--	--

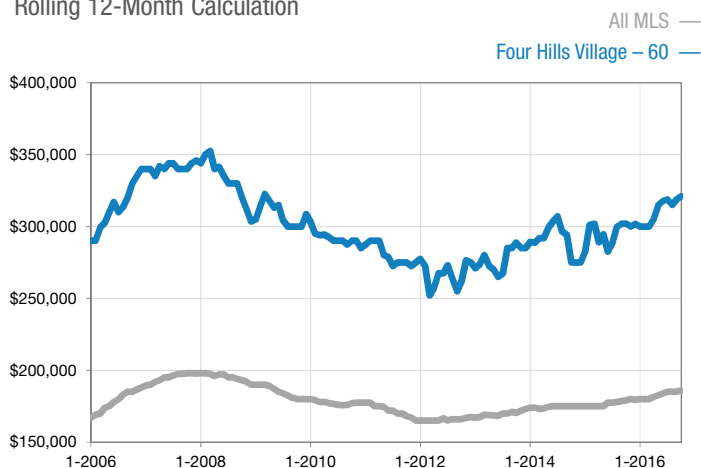
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	1	0	- 100.0%	23	29	+ 26.1%
Pending Sales	4	2	- 50.0%	15	12	- 20.0%
Closed Sales	0	2	--	11	12	+ 9.1%
Days on Market Until Sale	--	35	--	55	72	+ 30.9%
Median Sales Price*	--	\$154,500	--	\$160,500	\$173,000	+ 7.8%
Average Sales Price*	--	\$154,500	--	\$159,532	\$176,417	+ 10.6%
Percent of List Price Received*	--	93.7%	--	96.2%	96.8%	+ 0.6%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	2.0	5.9	+ 195.0%	--	--	--

* 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.

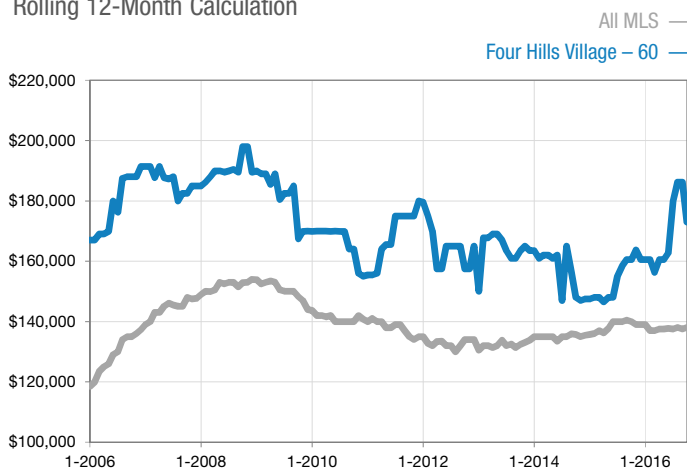
Median Sales Price - Single-Family Detached

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.