

# Local Market Update for November 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	10	6	- 40.0%	163	134	- 17.8%
Pending Sales	3	5	+ 66.7%	89	85	- 4.5%
Closed Sales	7	4	- 42.9%	86	85	- 1.2%
Days on Market Until Sale	40	74	+ 85.0%	66	70	+ 6.1%
Median Sales Price*	\$300,000	<b>\$286,000</b>	- 4.7%	\$301,000	<b>\$320,000</b>	+ 6.3%
Average Sales Price*	\$306,700	<b>\$287,250</b>	- 6.3%	\$318,425	<b>\$321,384</b>	+ 0.9%
Percent of List Price Received*	98.2%	<b>96.5%</b>	- 1.7%	96.6%	<b>96.4%</b>	- 0.2%
Inventory of Homes for Sale	31	35	+ 12.9%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.0%	--	--	--

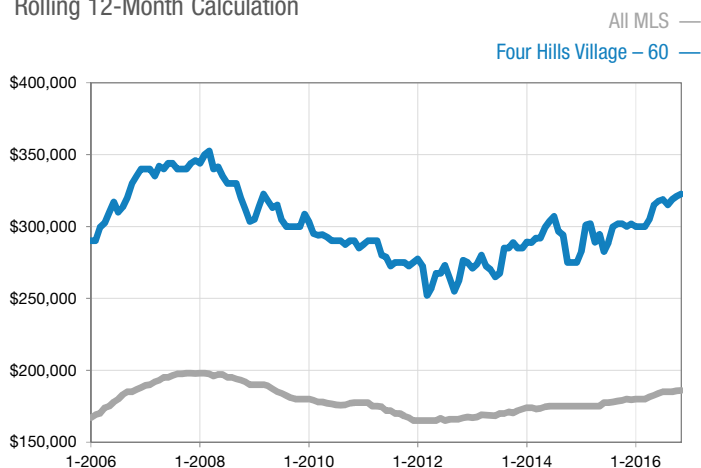
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	2	1	- 50.0%	25	30	+ 20.0%
Pending Sales	0	1	--	15	13	- 13.3%
Closed Sales	2	1	- 50.0%	13	13	0.0%
Days on Market Until Sale	96	102	+ 6.3%	61	74	+ 21.3%
Median Sales Price*	\$198,750	<b>\$171,500</b>	- 13.7%	\$162,500	<b>\$171,500</b>	+ 5.5%
Average Sales Price*	\$198,750	<b>\$171,500</b>	- 13.7%	\$165,565	<b>\$176,038</b>	+ 6.3%
Percent of List Price Received*	98.2%	<b>98.0%</b>	- 0.2%	96.5%	<b>96.9%</b>	+ 0.4%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	2.8	6.3	+ 125.0%	--	--	--

\* 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.

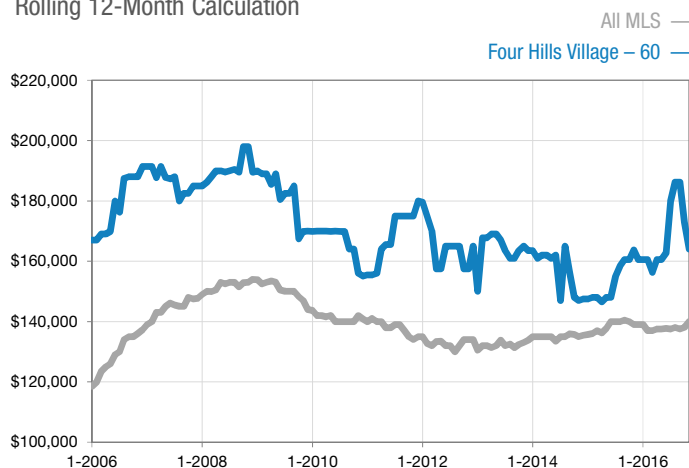
### Median Sales Price - Single-Family Detached

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.