

# Local Market Update for July 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	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	13	<b>13</b>	0.0%	114	<b>93</b>	- 18.4%
Pending Sales	11	<b>10</b>	- 9.1%	60	<b>56</b>	- 6.7%
Closed Sales	6	<b>6</b>	0.0%	52	<b>49</b>	- 5.8%
Days on Market Until Sale	48	<b>64</b>	+ 33.3%	76	<b>64</b>	- 15.8%
Median Sales Price*	\$309,000	<b>\$300,000</b>	- 2.9%	\$289,000	<b>\$320,000</b>	+ 10.7%
Average Sales Price*	\$310,750	<b>\$281,833</b>	- 9.3%	\$306,402	<b>\$321,771</b>	+ 5.0%
Percent of List Price Received*	96.5%	<b>95.0%</b>	- 1.6%	96.6%	<b>96.8%</b>	+ 0.2%
Inventory of Homes for Sale	31	<b>40</b>	+ 29.0%	--	--	--
Months Supply of Inventory	4.6	<b>5.3</b>	+ 15.2%	--	--	--

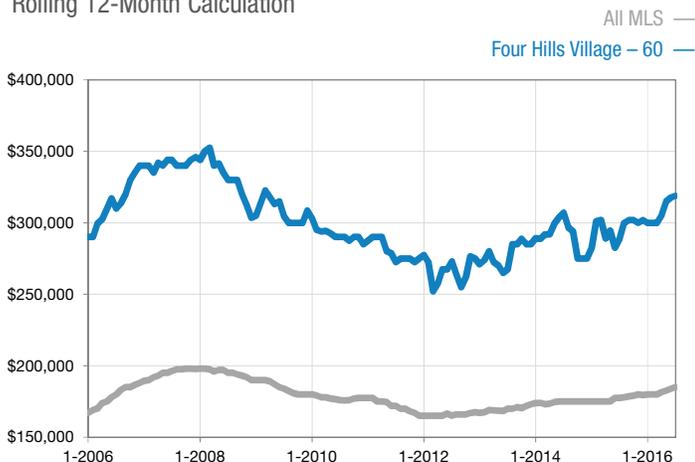
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	2	<b>0</b>	- 100.0%	19	<b>19</b>	0.0%
Pending Sales	3	<b>0</b>	- 100.0%	11	<b>9</b>	- 18.2%
Closed Sales	3	<b>0</b>	- 100.0%	8	<b>10</b>	+ 25.0%
Days on Market Until Sale	32	--	--	36	<b>80</b>	+ 122.2%
Median Sales Price*	\$155,000	--	--	\$158,750	<b>\$186,250</b>	+ 17.3%
Average Sales Price*	\$151,667	--	--	\$157,250	<b>\$180,800</b>	+ 15.0%
Percent of List Price Received*	99.5%	--	--	96.2%	<b>97.5%</b>	+ 1.4%
Inventory of Homes for Sale	7	<b>10</b>	+ 42.9%	--	--	--
Months Supply of Inventory	4.2	<b>4.3</b>	+ 2.4%	--	--	--

\* 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.

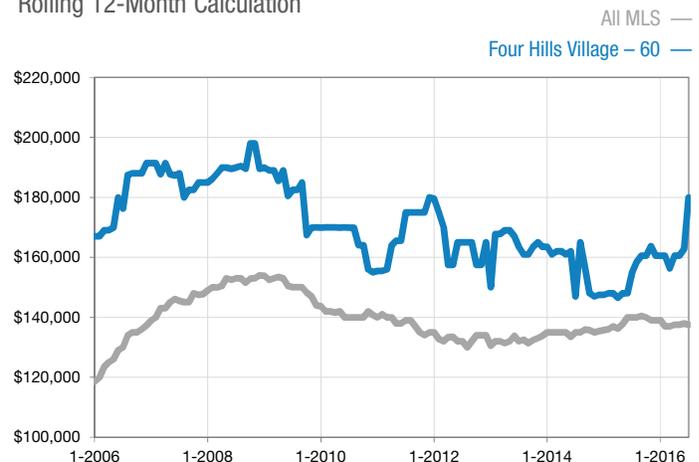
### Median Sales Price - Single-Family Detached

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.