

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

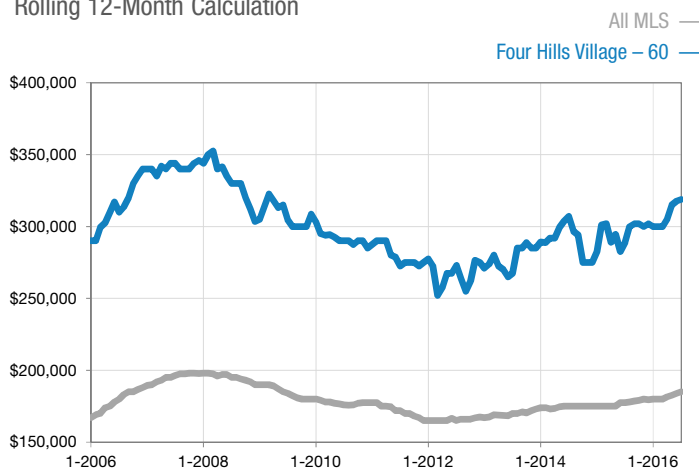
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

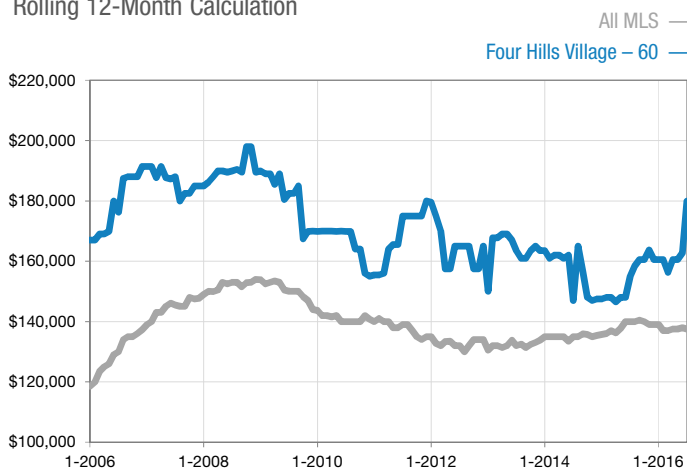
Median Sales Price - Single-Family Detached

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.