

Local Market Update – May 2025

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

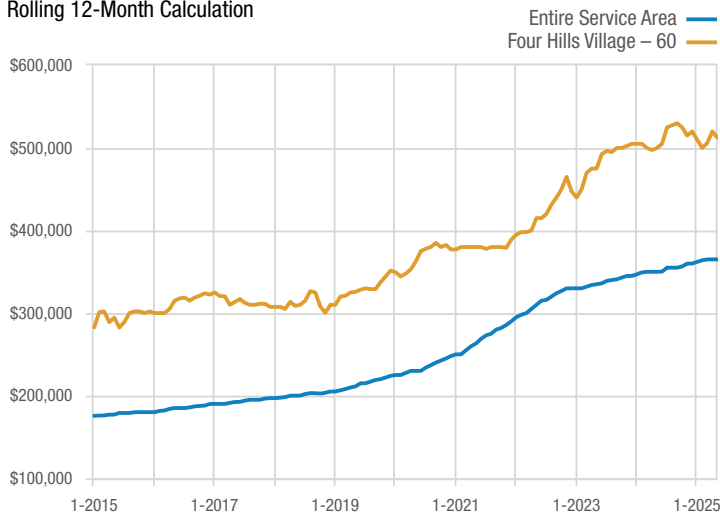
Single-Family Detached				Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	11	8	- 27.3%	39	38	- 2.6%
Pending Sales	13	8	- 38.5%	30	34	+ 13.3%
Closed Sales	5	5	0.0%	23	27	+ 17.4%
Days on Market Until Sale	7	15	+ 114.3%	35	55	+ 57.1%
Median Sales Price*	\$685,000	\$532,561	- 22.3%	\$499,900	\$505,000	+ 1.0%
Average Sales Price*	\$667,500	\$540,512	- 19.0%	\$509,639	\$494,715	- 2.9%
Percent of List Price Received*	101.3%	99.2%	- 2.1%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

Single-Family Attached				Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	1	- 66.7%	10	8	- 20.0%
Pending Sales	1	1	0.0%	5	9	+ 80.0%
Closed Sales	2	1	- 50.0%	5	9	+ 80.0%
Days on Market Until Sale	8	5	- 37.5%	10	49	+ 390.0%
Median Sales Price*	\$277,500	\$310,000	+ 11.7%	\$285,000	\$290,000	+ 1.8%
Average Sales Price*	\$277,500	\$310,000	+ 11.7%	\$321,090	\$302,944	- 5.7%
Percent of List Price Received*	100.9%	98.4%	- 2.5%	99.2%	95.1%	- 4.1%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	3.4	1.2	- 64.7%	—	—	—

* 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.

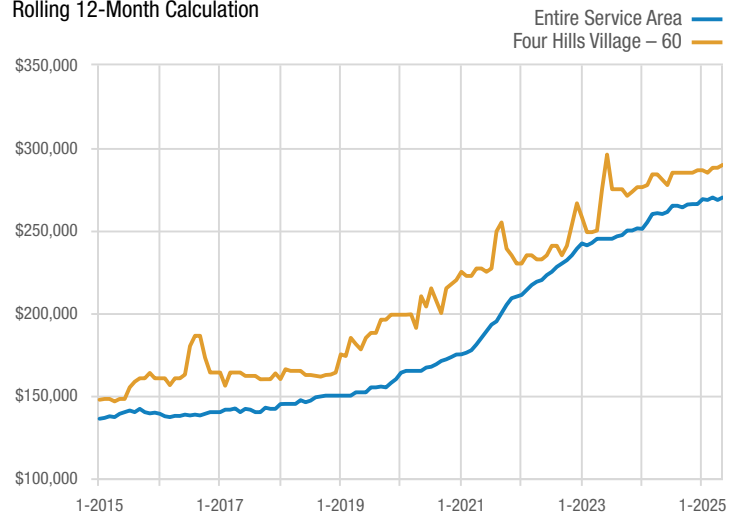
Median Sales Price - Single-Family Detached

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.

Current as of June 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.