

Local Market Update for September 2018

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	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	8	8	0.0%	155	127	- 18.1%
Pending Sales	8	9	+ 12.5%	74	94	+ 27.0%
Closed Sales	7	12	+ 71.4%	70	84	+ 20.0%
Days on Market Until Sale	55	60	+ 9.1%	52	56	+ 7.7%
Median Sales Price*	\$300,000	\$294,950	- 1.7%	\$302,500	\$322,500	+ 6.6%
Average Sales Price*	\$354,536	\$320,117	- 9.7%	\$322,638	\$325,000	+ 0.7%
Percent of List Price Received*	97.4%	96.5%	- 0.9%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	41	33	- 19.5%	--	--	--
Months Supply of Inventory	5.2	3.7	- 28.8%	--	--	--

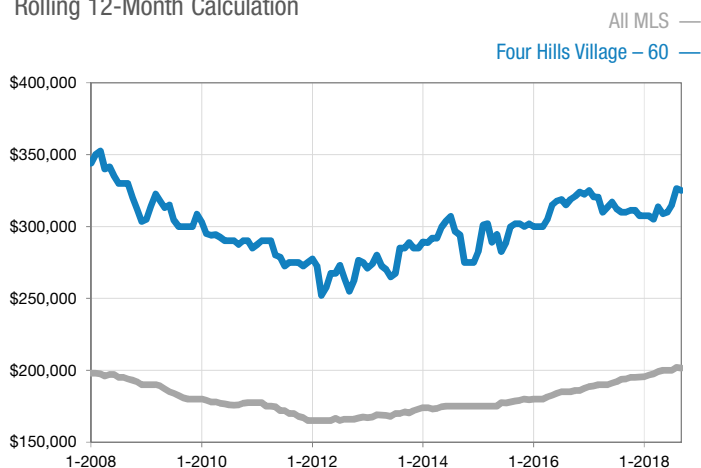
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	2	0	- 100.0%	21	19	- 9.5%
Pending Sales	1	2	+ 100.0%	12	16	+ 33.3%
Closed Sales	1	2	+ 100.0%	10	17	+ 70.0%
Days on Market Until Sale	320	100	- 68.8%	91	44	- 51.6%
Median Sales Price*	\$145,000	\$151,250	+ 4.3%	\$163,450	\$161,500	- 1.2%
Average Sales Price*	\$145,000	\$151,250	+ 4.3%	\$173,020	\$174,163	+ 0.7%
Percent of List Price Received*	97.3%	94.9%	- 2.5%	93.6%	98.1%	+ 4.8%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	4.2	2.2	- 47.6%	--	--	--

* 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.

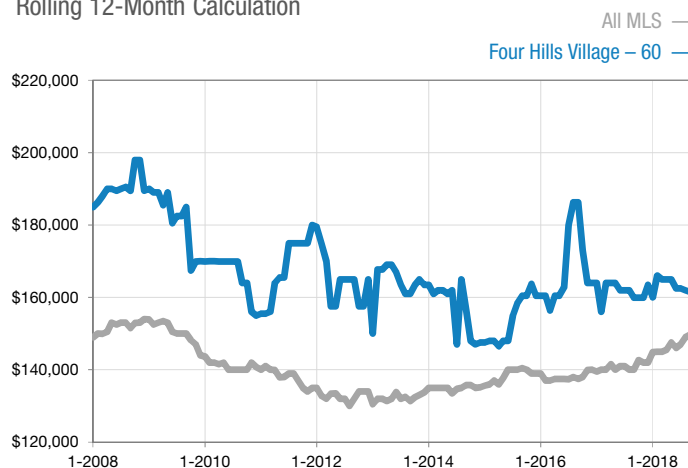
Median Sales Price - Single-Family Detached

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.