

# Local Market Update for October 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	14	10	- 28.6%	169	136	- 19.5%
Pending Sales	7	8	+ 14.3%	81	101	+ 24.7%
Closed Sales	7	10	+ 42.9%	77	94	+ 22.1%
Days on Market Until Sale	53	60	+ 13.2%	52	56	+ 7.7%
Median Sales Price*	\$370,000	<b>\$301,750</b>	- 18.4%	\$310,000	<b>\$309,250</b>	- 0.2%
Average Sales Price*	\$380,071	<b>\$318,050</b>	- 16.3%	\$327,859	<b>\$324,260</b>	- 1.1%
Percent of List Price Received*	97.0%	<b>95.8%</b>	- 1.2%	97.2%	<b>97.1%</b>	- 0.1%
Inventory of Homes for Sale	42	25	- 40.5%	--	--	--
Months Supply of Inventory	5.5	2.8	- 49.1%	--	--	--

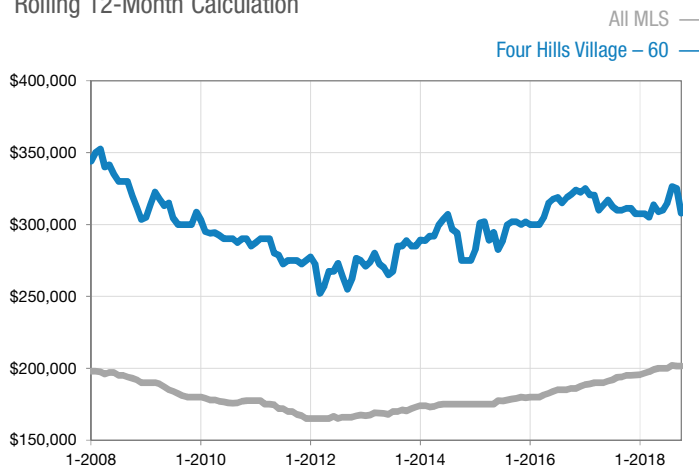
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	1	3	+ 200.0%	22	22	0.0%
Pending Sales	3	3	0.0%	15	19	+ 26.7%
Closed Sales	3	1	- 66.7%	13	18	+ 38.5%
Days on Market Until Sale	40	8	- 80.0%	79	42	- 46.8%
Median Sales Price*	\$160,000	<b>\$185,000</b>	+ 15.6%	\$160,000	<b>\$162,000</b>	+ 1.3%
Average Sales Price*	\$187,800	<b>\$185,000</b>	- 1.5%	\$176,431	<b>\$174,765</b>	- 0.9%
Percent of List Price Received*	97.8%	<b>92.5%</b>	- 5.4%	94.5%	<b>97.8%</b>	+ 3.5%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.7%	--	--	--

\* 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.

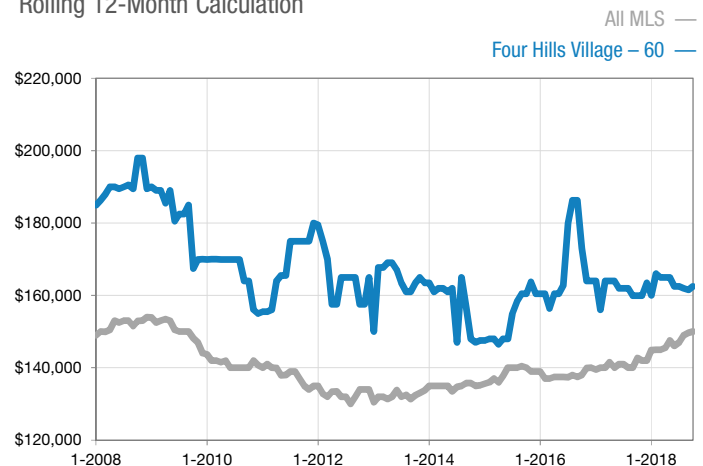
### Median Sales Price - Single-Family Detached

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.