

# Local Market Update for December 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	7	10	+ 42.9%	184	157	- 14.7%
Pending Sales	1	4	+ 300.0%	88	113	+ 28.4%
Closed Sales	9	6	- 33.3%	91	109	+ 19.8%
Days on Market Until Sale	80	33	- 58.8%	57	55	- 3.5%
Median Sales Price*	\$296,500	<b>\$375,000</b>	+ 26.5%	\$307,500	<b>\$310,000</b>	+ 0.8%
Average Sales Price*	\$327,611	<b>\$384,967</b>	+ 17.5%	\$325,182	<b>\$325,313</b>	+ 0.0%
Percent of List Price Received*	97.6%	<b>98.4%</b>	+ 0.8%	97.0%	<b>97.2%</b>	+ 0.2%
Inventory of Homes for Sale	38	26	- 31.6%	--	--	--
Months Supply of Inventory	5.2	2.8	- 46.2%	--	--	--

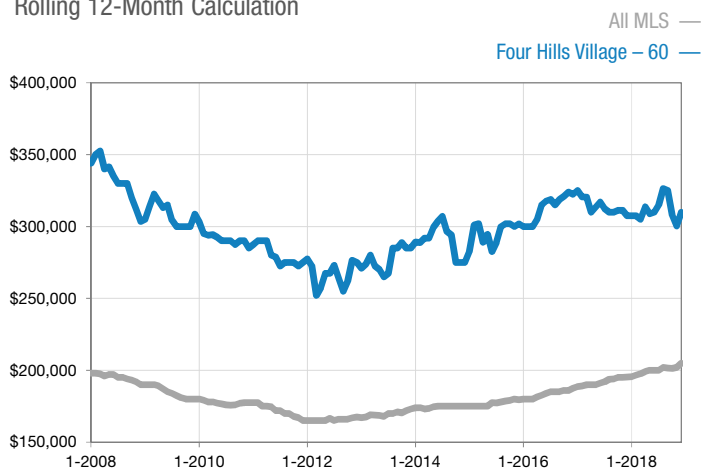
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	5	0	- 100.0%	27	27	0.0%
Pending Sales	2	1	- 50.0%	18	23	+ 27.8%
Closed Sales	2	2	0.0%	16	24	+ 50.0%
Days on Market Until Sale	176	67	- 61.9%	96	43	- 55.2%
Median Sales Price*	\$154,750	<b>\$225,000</b>	+ 45.4%	\$163,500	<b>\$164,000</b>	+ 0.3%
Average Sales Price*	\$154,750	<b>\$225,000</b>	+ 45.4%	\$174,881	<b>\$179,490</b>	+ 2.6%
Percent of List Price Received*	91.0%	<b>96.2%</b>	+ 5.7%	94.4%	<b>97.7%</b>	+ 3.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

\* 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.

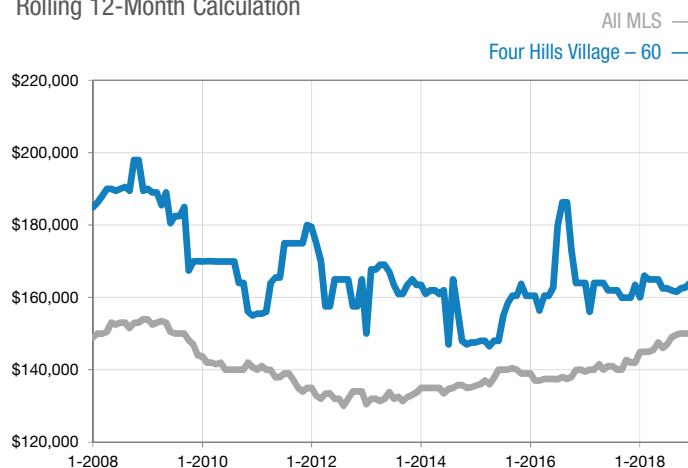
### Median Sales Price - Single-Family Detached

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.