

# Local Market Update for August 2019

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          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2018      | 2019             | Percent Change | Thru 8-2018  | Thru 8-2019      | Percent Change |
| New Listings                    | 15        | 15               | 0.0%           | 119          | 115              | - 3.4%         |
| Pending Sales                   | 15        | 8                | - 46.7%        | 85           | 89               | + 4.7%         |
| Closed Sales                    | 11        | 10               | - 9.1%         | 72           | 85               | + 18.1%        |
| Days on Market Until Sale       | 48        | 46               | - 4.2%         | 55           | 41               | - 25.5%        |
| Median Sales Price*             | \$340,000 | <b>\$339,000</b> | - 0.3%         | \$330,000    | <b>\$341,750</b> | + 3.6%         |
| Average Sales Price*            | \$335,580 | <b>\$347,500</b> | + 3.6%         | \$325,814    | <b>\$352,449</b> | + 8.2%         |
| Percent of List Price Received* | 94.9%     | <b>98.6%</b>     | + 3.9%         | 97.4%        | <b>97.5%</b>     | + 0.1%         |
| Inventory of Homes for Sale     | 41        | 26               | - 36.6%        | --           | --               | --             |
| Months Supply of Inventory      | 4.6       | 2.7              | - 41.3%        | --           | --               | --             |

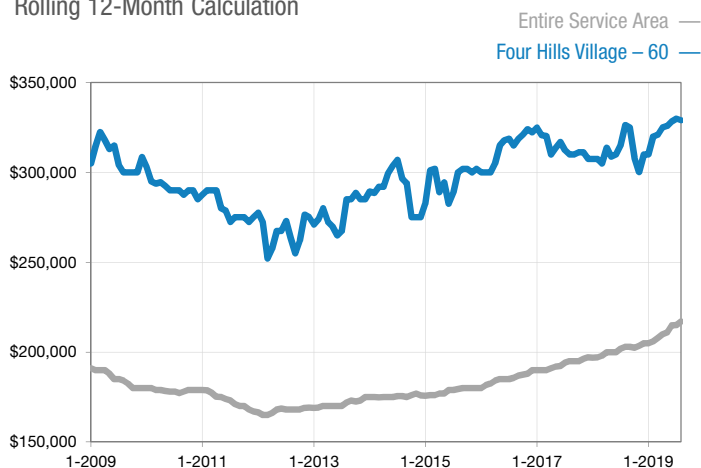
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2018      | 2019             | Percent Change | Thru 8-2018  | Thru 8-2019      | Percent Change |
| New Listings                    | 1         | 3                | + 200.0%       | 19           | 13               | - 31.6%        |
| Pending Sales                   | 3         | 0                | - 100.0%       | 14           | 14               | 0.0%           |
| Closed Sales                    | 3         | 1                | - 66.7%        | 15           | 15               | 0.0%           |
| Days on Market Until Sale       | 34        | 6                | - 82.4%        | 37           | 72               | + 94.6%        |
| Median Sales Price*             | \$161,500 | <b>\$164,900</b> | + 2.1%         | \$162,500    | <b>\$199,000</b> | + 22.5%        |
| Average Sales Price*            | \$195,833 | <b>\$164,900</b> | - 15.8%        | \$177,218    | <b>\$202,513</b> | + 14.3%        |
| Percent of List Price Received* | 101.2%    | <b>100.0%</b>    | - 1.2%         | 98.5%        | <b>97.3%</b>     | - 1.2%         |
| Inventory of Homes for Sale     | 7         | 2                | - 71.4%        | --           | --               | --             |
| Months Supply of Inventory      | 4.0       | 1.0              | - 75.0%        | --           | --               | --             |

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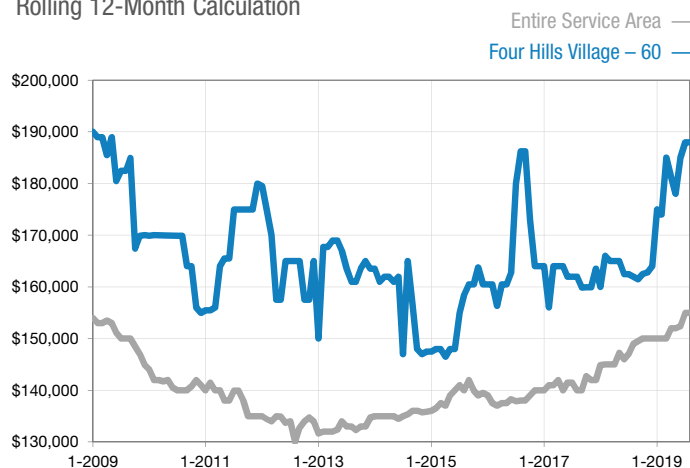
### Median Sales Price - Single-Family Detached

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.