

Local Market Update for May 2020

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 | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 20 | 13 | - 35.0% | 77 | 59 | - 23.4% |
| Pending Sales | 19 | 12 | - 36.8% | 63 | 46 | - 27.0% |
| Closed Sales | 11 | 13 | + 18.2% | 48 | 41 | - 14.6% |
| Days on Market Until Sale | 11 | 19 | + 72.7% | 37 | 31 | - 16.2% |
| Median Sales Price* | \$297,000 | \$405,000 | + 36.4% | \$330,000 | \$360,000 | + 9.1% |
| Average Sales Price* | \$321,045 | \$402,985 | + 25.5% | \$339,543 | \$368,448 | + 8.5% |
| Percent of List Price Received* | 97.5% | 98.1% | + 0.6% | 97.5% | 98.6% | + 1.1% |
| Inventory of Homes for Sale | 23 | 18 | - 21.7% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 2.3 | + 4.5% | -- | -- | -- |

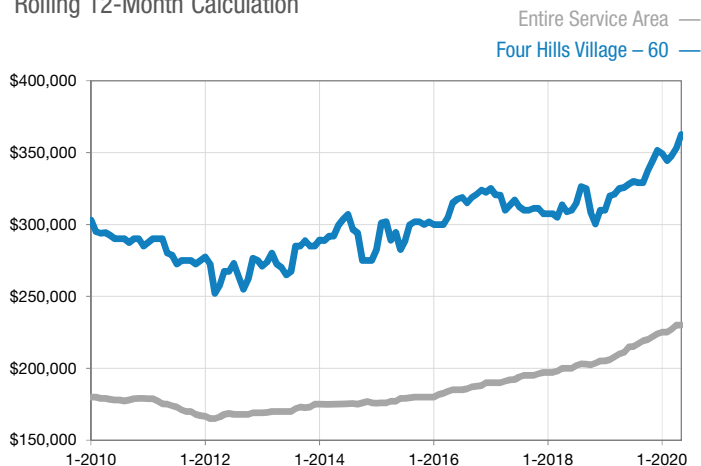
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 0 | 2 | -- | 8 | 6 | - 25.0% |
| Pending Sales | 2 | 1 | - 50.0% | 10 | 5 | - 50.0% |
| Closed Sales | 3 | 2 | - 33.3% | 10 | 3 | - 70.0% |
| Days on Market Until Sale | 38 | 56 | + 47.4% | 77 | 42 | - 45.5% |
| Median Sales Price* | \$178,000 | \$252,000 | + 41.6% | \$197,500 | \$215,000 | + 8.9% |
| Average Sales Price* | \$200,633 | \$252,000 | + 25.6% | \$204,940 | \$228,000 | + 11.3% |
| Percent of List Price Received* | 99.6% | 98.9% | - 0.7% | 97.2% | 98.5% | + 1.3% |
| Inventory of Homes for Sale | 2 | 1 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.5 | - 50.0% | -- | -- | -- |

* 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.

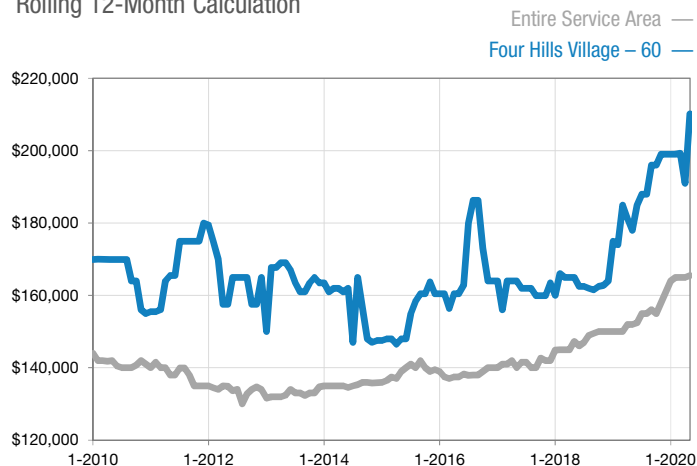
Median Sales Price - Single-Family Detached

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.