

Local Market Update for October 2024

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	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	8	12	+ 50.0%	65	78	+ 20.0%
Pending Sales	7	3	- 57.1%	57	51	- 10.5%
Closed Sales	4	6	+ 50.0%	54	53	- 1.9%
Days on Market Until Sale	32	59	+ 84.4%	39	37	- 5.1%
Median Sales Price*	\$469,500	\$425,000	- 9.5%	\$502,500	\$525,000	+ 4.5%
Average Sales Price*	\$481,750	\$471,833	- 2.1%	\$515,887	\$520,011	+ 0.8%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	1.9	4.2	+ 121.1%	--	--	--

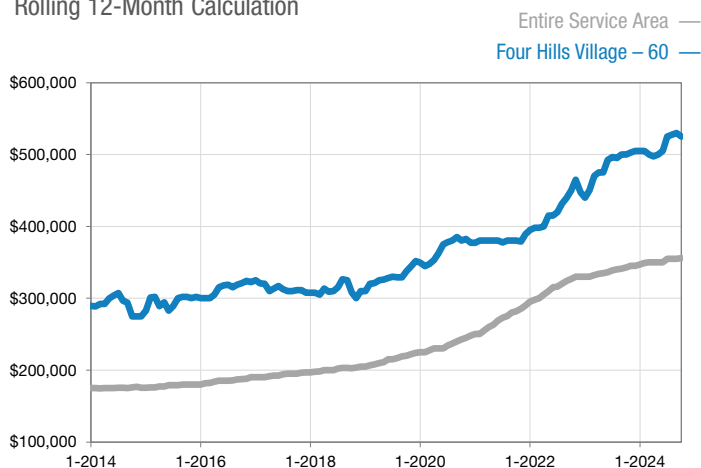
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	2	--	20	19	- 5.0%
Pending Sales	3	1	- 66.7%	17	14	- 17.6%
Closed Sales	3	1	- 66.7%	15	12	- 20.0%
Days on Market Until Sale	3	10	+ 233.3%	9	31	+ 244.4%
Median Sales Price*	\$261,500	\$275,000	+ 5.2%	\$272,000	\$292,500	+ 7.5%
Average Sales Price*	\$254,500	\$275,000	+ 8.1%	\$292,260	\$317,746	+ 8.7%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

* 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.

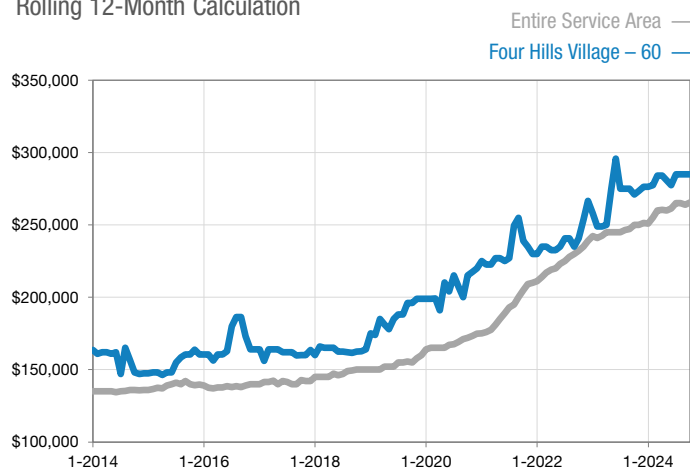
Median Sales Price - Single-Family Detached

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.