

# Local Market Update for October 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          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 10-2019 | Thru 10-2020     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 12        | 10               | - 16.7%        | 136          | 128              | - 5.9%         |
| Pending Sales                   | 1         | 12               | + 1100.0%      | 99           | 106              | + 7.1%         |
| Closed Sales                    | 7         | 10               | + 42.9%        | 100          | 101              | + 1.0%         |
| Days on Market Until Sale       | 54        | 30               | - 44.4%        | 42           | 35               | - 16.7%        |
| Median Sales Price*             | \$388,000 | <b>\$352,500</b> | - 9.1%         | \$344,375    | <b>\$379,000</b> | + 10.1%        |
| Average Sales Price*            | \$367,214 | <b>\$429,200</b> | + 16.9%        | \$351,452    | <b>\$386,716</b> | + 10.0%        |
| Percent of List Price Received* | 98.1%     | <b>96.7%</b>     | - 1.4%         | 97.5%        | <b>98.6%</b>     | + 1.1%         |
| Inventory of Homes for Sale     | 27        | 15               | - 44.4%        | --           | --               | --             |
| Months Supply of Inventory      | 2.9       | 1.5              | - 48.3%        | --           | --               | --             |

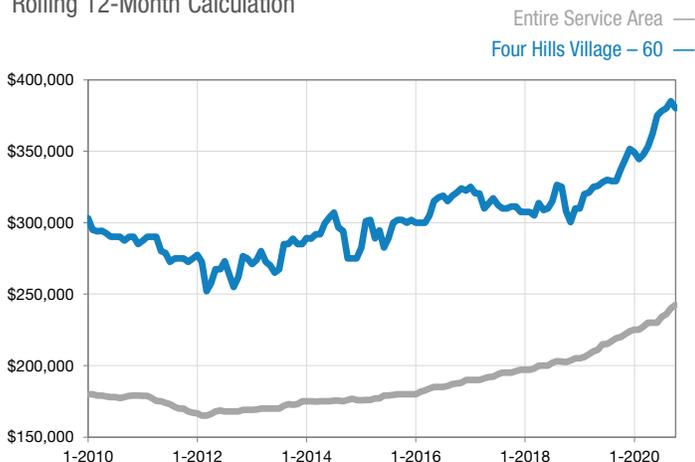
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 10-2019 | Thru 10-2020     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 3         | 5                | + 66.7%        | 21           | 24               | + 14.3%        |
| Pending Sales                   | 4         | 2                | - 50.0%        | 19           | 18               | - 5.3%         |
| Closed Sales                    | 1         | 2                | + 100.0%       | 17           | 14               | - 17.6%        |
| Days on Market Until Sale       | 2         | 31               | + 1450.0%      | 64           | 20               | - 68.8%        |
| Median Sales Price*             | \$175,000 | <b>\$304,000</b> | + 73.7%        | \$199,000    | <b>\$215,000</b> | + 8.0%         |
| Average Sales Price*            | \$175,000 | <b>\$304,000</b> | + 73.7%        | \$203,394    | <b>\$230,957</b> | + 13.6%        |
| Percent of List Price Received* | 100.0%    | <b>99.3%</b>     | - 0.7%         | 97.6%        | <b>99.9%</b>     | + 2.4%         |
| Inventory of Homes for Sale     | 3         | 5                | + 66.7%        | --           | --               | --             |
| Months Supply of Inventory      | 1.4       | 1.9              | + 35.7%        | --           | --               | --             |

\* 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.

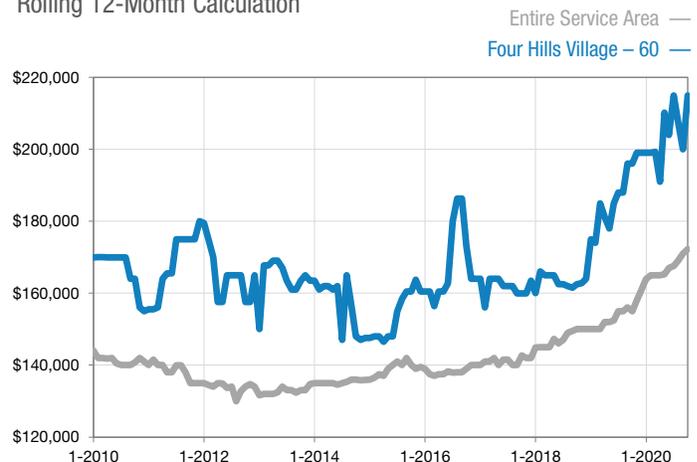
### Median Sales Price - Single-Family Detached

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.