

Local Market Update for July 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	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	7	6	- 14.3%	45	51	+ 13.3%
Pending Sales	2	7	+ 250.0%	41	41	0.0%
Closed Sales	5	5	0.0%	42	39	- 7.1%
Days on Market Until Sale	28	10	- 64.3%	41	32	- 22.0%
Median Sales Price*	\$495,000	\$495,000	0.0%	\$502,500	\$525,000	+ 4.5%
Average Sales Price*	\$456,000	\$483,200	+ 6.0%	\$524,474	\$525,323	+ 0.2%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	98.2%	99.5%	+ 1.3%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

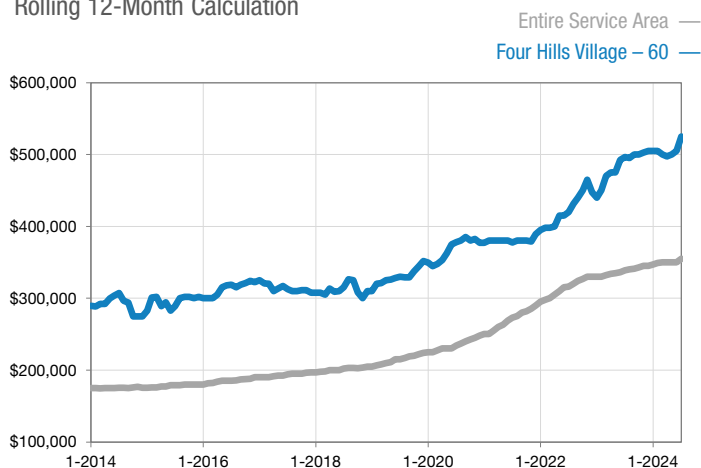
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	2	2	0.0%	13	14	+ 7.7%
Pending Sales	2	3	+ 50.0%	10	10	0.0%
Closed Sales	1	3	+ 200.0%	9	8	- 11.1%
Days on Market Until Sale	3	66	+ 2100.0%	6	31	+ 416.7%
Median Sales Price*	\$246,000	\$338,000	+ 37.4%	\$275,000	\$319,000	+ 16.0%
Average Sales Price*	\$246,000	\$341,000	+ 38.6%	\$301,378	\$328,556	+ 9.0%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

* 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.

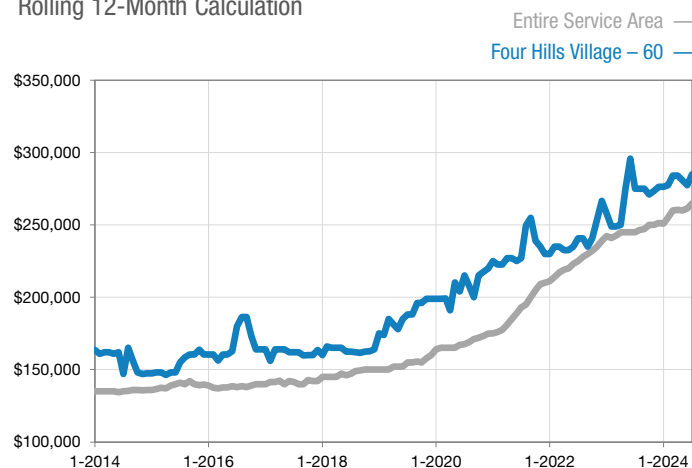
Median Sales Price - Single-Family Detached

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.