

# Local Market Update – February 2025

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

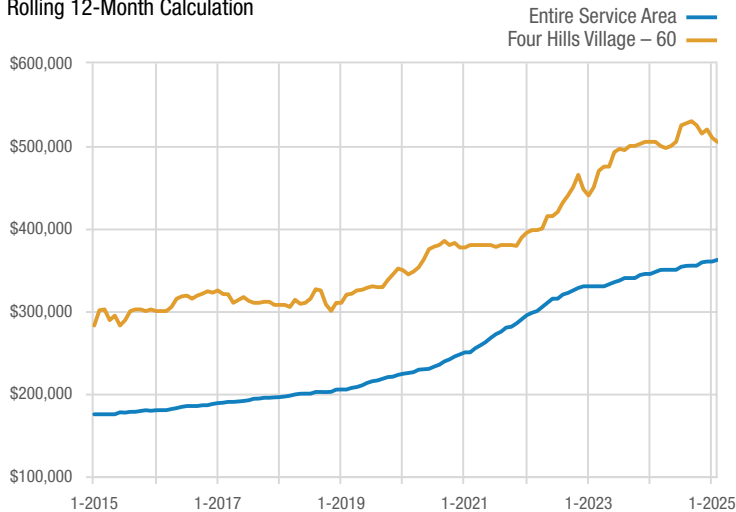
Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	5	0.0%	9	12	+ 33.3%
Pending Sales	4	10	+ 150.0%	8	17	+ 112.5%
Closed Sales	5	6	+ 20.0%	9	12	+ 33.3%
Days on Market Until Sale	90	84	- 6.7%	57	81	+ 42.1%
Median Sales Price*	\$499,900	<b>\$405,000</b>	- 19.0%	\$499,900	<b>\$440,000</b>	- 12.0%
Average Sales Price*	\$488,480	<b>\$455,833</b>	- 6.7%	\$476,822	<b>\$459,979</b>	- 3.5%
Percent of List Price Received*	100.0%	<b>99.8%</b>	- 0.2%	100.2%	<b>99.5%</b>	- 0.7%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	1.2	2.0	+ 66.7%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	2	2	0.0%	2	4	+ 100.0%
Pending Sales	2	4	+ 100.0%	2	5	+ 150.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	20	—	8	20	+ 150.0%
Median Sales Price*	—	<b>\$252,000</b>	—	\$265,160	<b>\$246,000</b>	- 7.2%
Average Sales Price*	—	<b>\$252,000</b>	—	\$265,160	<b>\$246,000</b>	- 7.2%
Percent of List Price Received*	—	<b>95.3%</b>	—	100.8%	<b>95.7%</b>	- 5.1%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

\* 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.

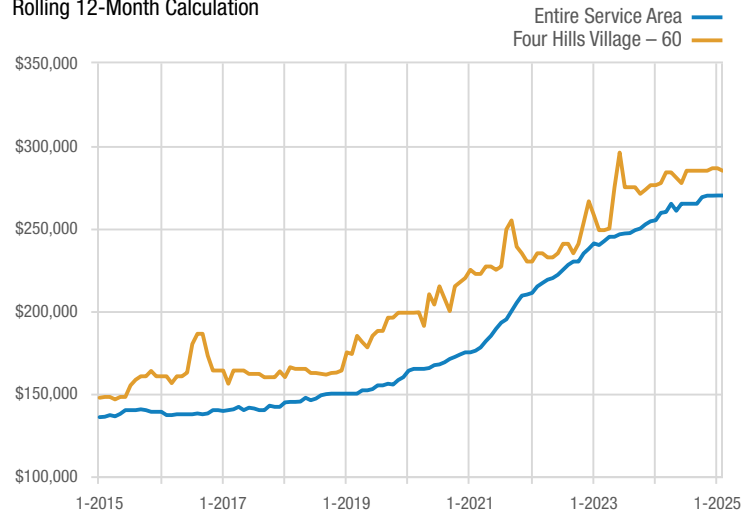
### Median Sales Price - Single-Family Detached

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.

Current as of March 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.