

Local Market Update for December 2024

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Rio Rancho Central – 161

East of Rainbow Blvd, South of Northwest Loop, West of Unser Blvd NE, North of Northern Blvd

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	16	17	+ 6.3%	285	364	+ 27.7%
Pending Sales	18	27	+ 50.0%	256	315	+ 23.0%
Closed Sales	23	28	+ 21.7%	260	307	+ 18.1%
Days on Market Until Sale	31	30	- 3.2%	18	21	+ 16.7%
Median Sales Price*	\$322,000	\$324,000	+ 0.6%	\$290,000	\$315,000	+ 8.6%
Average Sales Price*	\$312,475	\$312,138	- 0.1%	\$296,880	\$319,468	+ 7.6%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	100.5%	99.8%	- 0.7%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

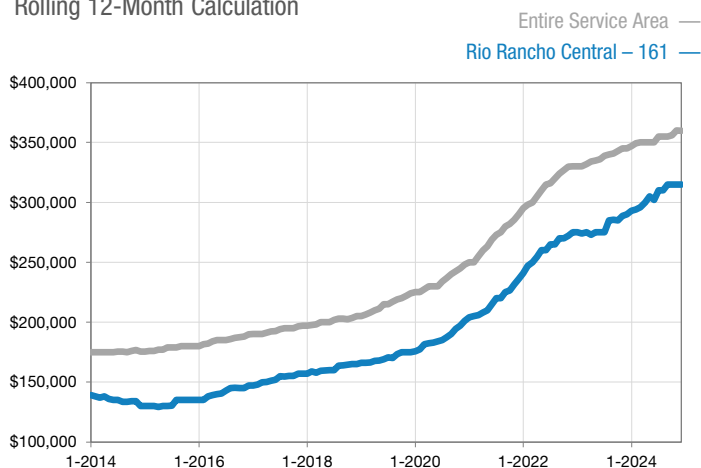
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	0	3	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	92	--
Median Sales Price*	--	--	--	--	\$295,000	--
Average Sales Price*	--	--	--	--	\$295,000	--
Percent of List Price Received*	--	--	--	--	100.0%	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

* 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.

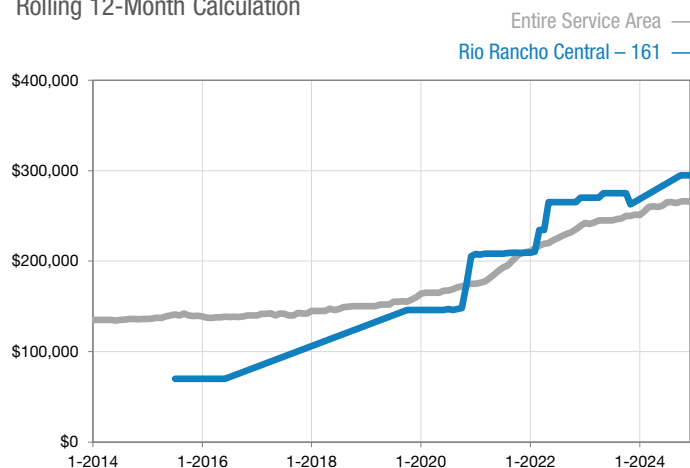
Median Sales Price - Single-Family Detached

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.