

Local Market Update for December 2024

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



Rio Rancho Mid – 150

East of Rainbow Blvd, South of Northern Blvd, West of Corrales, North of Southern Blvd

Single-Family Detached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	30	33	+ 10.0%	541	573	+ 5.9%
Pending Sales	32	33	+ 3.1%	452	470	+ 4.0%
Closed Sales	33	39	+ 18.2%	460	462	+ 0.4%
Days on Market Until Sale	26	32	+ 23.1%	22	27	+ 22.7%
Median Sales Price*	\$315,000	\$345,000	+ 9.5%	\$321,500	\$342,600	+ 6.6%
Average Sales Price*	\$358,629	\$383,838	+ 7.0%	\$365,175	\$375,852	+ 2.9%
Percent of List Price Received*	99.9%	98.8%	- 1.1%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	59	56	- 5.1%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

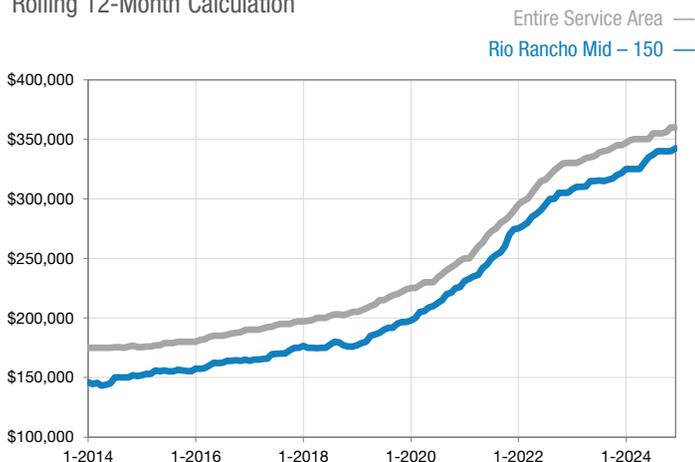
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	3	5	+ 66.7%	56	86	+ 53.6%
Pending Sales	3	7	+ 133.3%	48	77	+ 60.4%
Closed Sales	3	10	+ 233.3%	45	70	+ 55.6%
Days on Market Until Sale	8	39	+ 387.5%	12	24	+ 100.0%
Median Sales Price*	\$192,000	\$272,500	+ 41.9%	\$235,000	\$252,500	+ 7.4%
Average Sales Price*	\$220,000	\$255,700	+ 16.2%	\$222,118	\$247,263	+ 11.3%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	100.4%	98.7%	- 1.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

* 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.

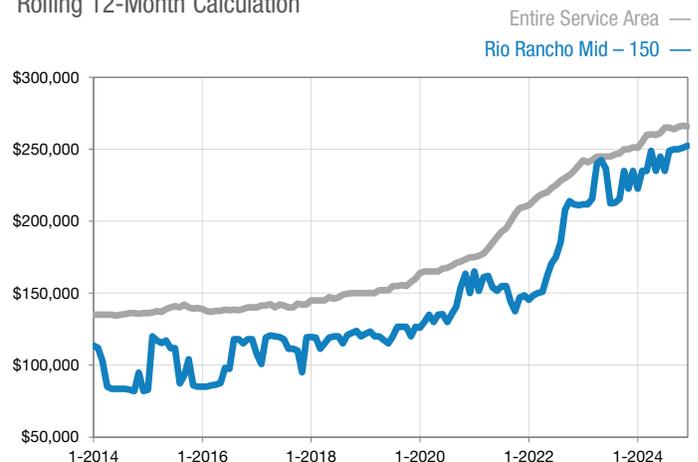
Median Sales Price - Single-Family Detached

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.