



Rio Rancho South – 140

East of Rainbow Blvd, South of Southern Blvd, West of Corrales, North of Bernalillo County Line

Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	31	41	+ 32.3%	108	127	+ 17.6%
Pending Sales	21	29	+ 38.1%	89	102	+ 14.6%
Closed Sales	23	21	- 8.7%	71	83	+ 16.9%
Days on Market Until Sale	70	59	- 15.7%	77	60	- 22.1%
Median Sales Price*	\$459,995	\$433,000	- 5.9%	\$450,000	\$435,000	- 3.3%
Average Sales Price*	\$510,280	\$443,766	- 13.0%	\$490,039	\$479,023	- 2.2%
Percent of List Price Received*	99.6%	97.4%	- 2.2%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	61	63	+ 3.3%	—	—	—
Months Supply of Inventory	3.5	3.2	- 8.6%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	2	- 66.7%	10	9	- 10.0%
Pending Sales	2	2	0.0%	5	7	+ 40.0%
Closed Sales	2	3	+ 50.0%	5	9	+ 80.0%
Days on Market Until Sale	11	61	+ 454.5%	28	41	+ 46.4%
Median Sales Price*	\$242,500	\$275,000	+ 13.4%	\$282,000	\$275,000	- 2.5%
Average Sales Price*	\$242,500	\$261,667	+ 7.9%	\$268,900	\$250,056	- 7.0%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	100.3%	98.0%	- 2.3%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

\* 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.

