



Rio Rancho South – 140

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

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	29	24	- 17.2%	137	151	+ 10.2%
Pending Sales	15	23	+ 53.3%	104	123	+ 18.3%
Closed Sales	20	23	+ 15.0%	91	106	+ 16.5%
Days on Market Until Sale	44	38	- 13.6%	70	55	- 21.4%
Median Sales Price*	\$452,498	\$445,000	- 1.7%	\$450,000	\$438,000	- 2.7%
Average Sales Price*	\$532,053	\$466,380	- 12.3%	\$499,273	\$476,280	- 4.6%
Percent of List Price Received*	98.0%	99.8%	+ 1.8%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	69	58	- 15.9%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	2	3	+ 50.0%	12	12	0.0%
Pending Sales	2	3	+ 50.0%	7	10	+ 42.9%
Closed Sales	1	1	0.0%	6	10	+ 66.7%
Days on Market Until Sale	1	6	+ 500.0%	24	38	+ 58.3%
Median Sales Price*	\$345,000	\$215,000	- 37.7%	\$288,500	\$250,000	- 13.3%
Average Sales Price*	\$345,000	\$215,000	- 37.7%	\$281,583	\$246,550	- 12.4%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.2%	98.2%	- 2.0%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

* 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.

