

Local Market Update – April 2025

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

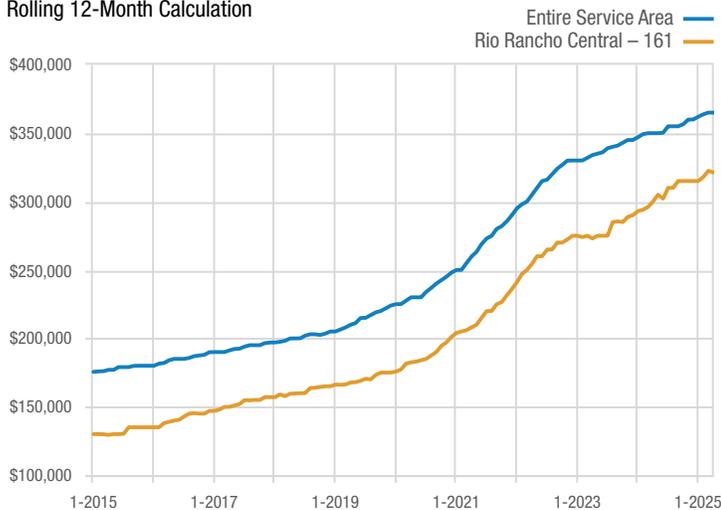
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	33	30	- 9.1%	117	92	- 21.4%
Pending Sales	28	17	- 39.3%	94	84	- 10.6%
Closed Sales	22	17	- 22.7%	85	86	+ 1.2%
Days on Market Until Sale	19	44	+ 131.6%	17	44	+ 158.8%
Median Sales Price*	\$335,000	\$335,000	0.0%	\$310,000	\$327,500	+ 5.6%
Average Sales Price*	\$354,871	\$330,746	- 6.8%	\$319,257	\$328,509	+ 2.9%
Percent of List Price Received*	99.5%	99.9%	+ 0.4%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	30	27	- 10.0%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	1	- 50.0%	2	5	+ 150.0%
Pending Sales	0	1	—	0	5	—
Closed Sales	0	0	0.0%	0	4	—
Days on Market Until Sale	—	—	—	—	9	—
Median Sales Price*	—	—	—	—	\$391,000	—
Average Sales Price*	—	—	—	—	\$361,250	—
Percent of List Price Received*	—	—	—	—	98.6%	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

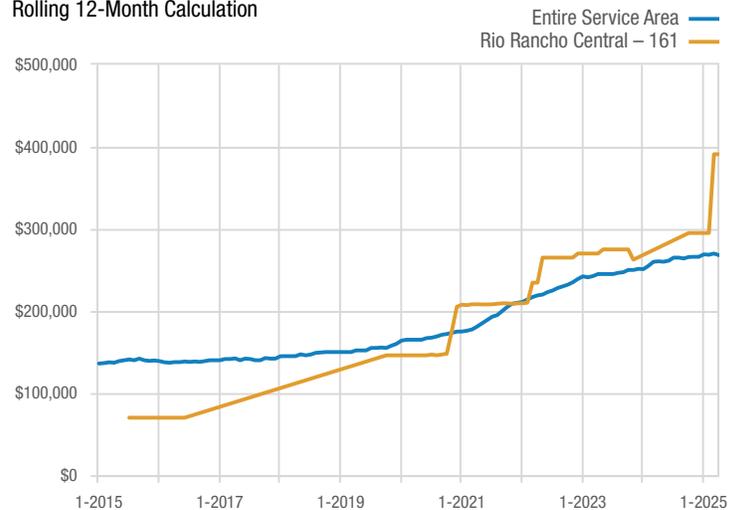
Median Sales Price - Single-Family Detached

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 May 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.