

# Local Market Update – April 2025

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

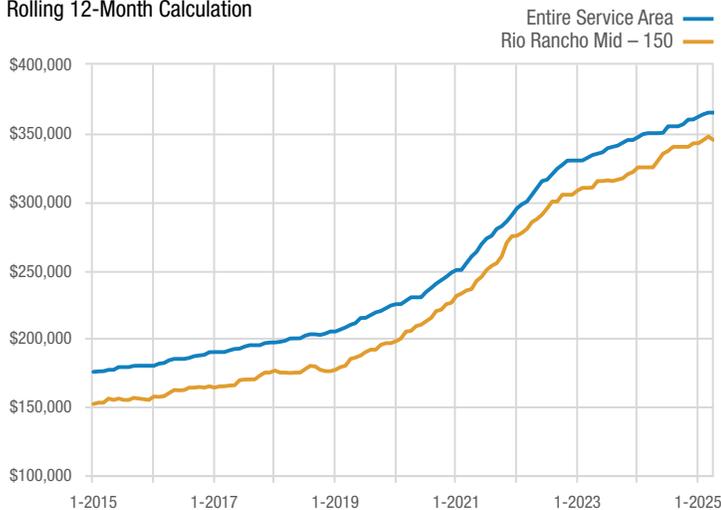
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	58	<b>58</b>	0.0%	188	<b>207</b>	+ 10.1%
Pending Sales	35	<b>48</b>	+ 37.1%	157	<b>164</b>	+ 4.5%
Closed Sales	48	<b>30</b>	- 37.5%	144	<b>141</b>	- 2.1%
Days on Market Until Sale	24	<b>33</b>	+ 37.5%	29	<b>36</b>	+ 24.1%
Median Sales Price*	\$329,000	<b>\$330,000</b>	+ 0.3%	\$320,000	<b>\$334,899</b>	+ 4.7%
Average Sales Price*	\$362,638	<b>\$369,865</b>	+ 2.0%	\$359,985	<b>\$384,048</b>	+ 6.7%
Percent of List Price Received*	99.7%	<b>98.9%</b>	- 0.8%	99.5%	<b>98.6%</b>	- 0.9%
Inventory of Homes for Sale	63	<b>71</b>	+ 12.7%	—	—	—
Months Supply of Inventory	1.6	<b>1.8</b>	+ 12.5%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	7	<b>7</b>	0.0%	27	<b>34</b>	+ 25.9%
Pending Sales	2	<b>3</b>	+ 50.0%	24	<b>22</b>	- 8.3%
Closed Sales	7	<b>7</b>	0.0%	25	<b>24</b>	- 4.0%
Days on Market Until Sale	32	<b>23</b>	- 28.1%	31	<b>33</b>	+ 6.5%
Median Sales Price*	\$290,000	<b>\$252,000</b>	- 13.1%	\$267,000	<b>\$274,000</b>	+ 2.6%
Average Sales Price*	\$276,429	<b>\$255,571</b>	- 7.5%	\$243,780	<b>\$254,892</b>	+ 4.6%
Percent of List Price Received*	97.5%	<b>100.8%</b>	+ 3.4%	98.9%	<b>99.6%</b>	+ 0.7%
Inventory of Homes for Sale	8	<b>16</b>	+ 100.0%	—	—	—
Months Supply of Inventory	1.7	<b>2.6</b>	+ 52.9%	—	—	—

\* 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.

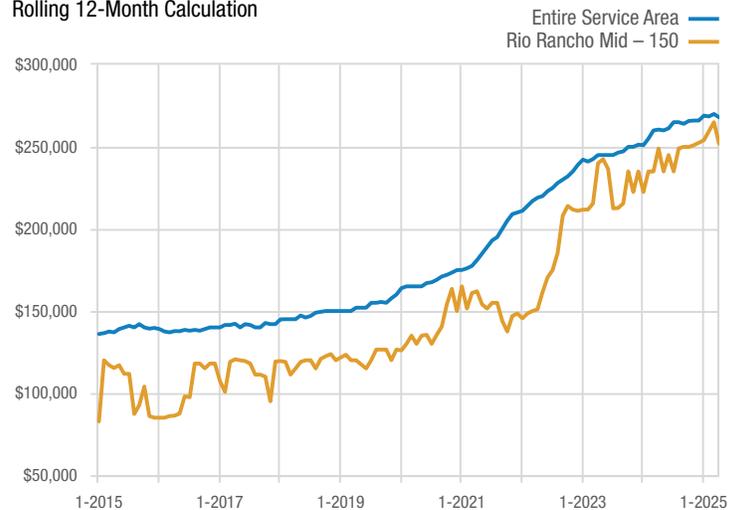
### Median Sales Price - Single-Family Detached

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.