

Local Market Update – April 2025

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



Rio Rancho South – 140

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

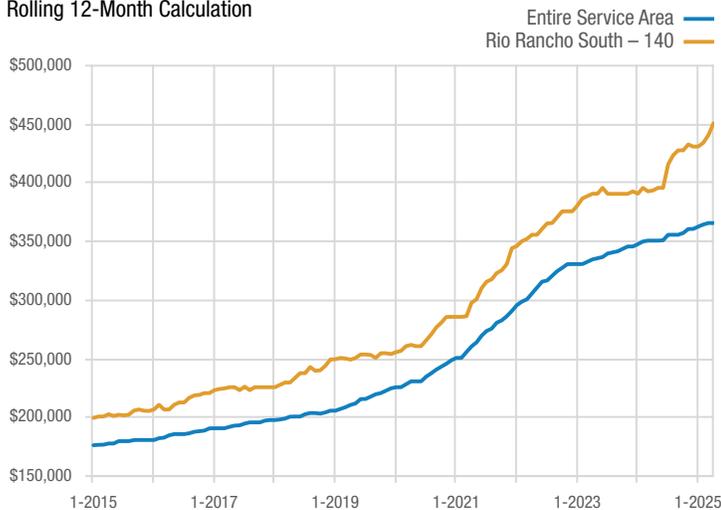
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	22	31	+ 40.9%	104	107	+ 2.9%
Pending Sales	26	24	- 7.7%	87	93	+ 6.9%
Closed Sales	27	23	- 14.8%	75	71	- 5.3%
Days on Market Until Sale	37	70	+ 89.2%	37	77	+ 108.1%
Median Sales Price*	\$423,118	\$459,995	+ 8.7%	\$400,000	\$450,000	+ 12.5%
Average Sales Price*	\$442,342	\$510,280	+ 15.4%	\$455,587	\$490,039	+ 7.6%
Percent of List Price Received*	98.5%	99.6%	+ 1.1%	98.3%	99.2%	+ 0.9%
Inventory of Homes for Sale	40	54	+ 35.0%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	6	+ 200.0%	7	10	+ 42.9%
Pending Sales	2	2	0.0%	7	5	- 28.6%
Closed Sales	0	2	—	4	5	+ 25.0%
Days on Market Until Sale	—	11	—	66	28	- 57.6%
Median Sales Price*	—	\$242,500	—	\$272,000	\$282,000	+ 3.7%
Average Sales Price*	—	\$242,500	—	\$267,250	\$268,900	+ 0.6%
Percent of List Price Received*	—	100.0%	—	98.1%	100.3%	+ 2.2%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

* 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.

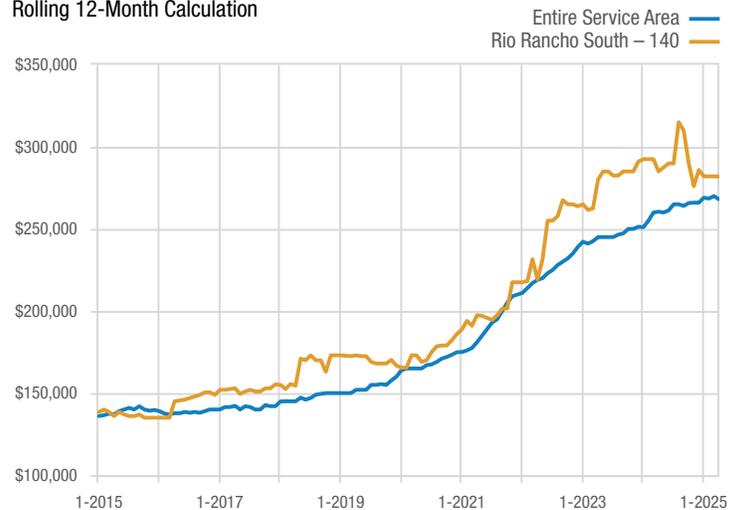
Median Sales Price - Single-Family Detached

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.

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