

# Local Market Update – April 2025

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



## Rio Rancho North – 160

East of Unser Blvd NE, South of Northwest Loop / Hwy 550, West of Rio Rancho Blvd, North of Paseo del Volcan

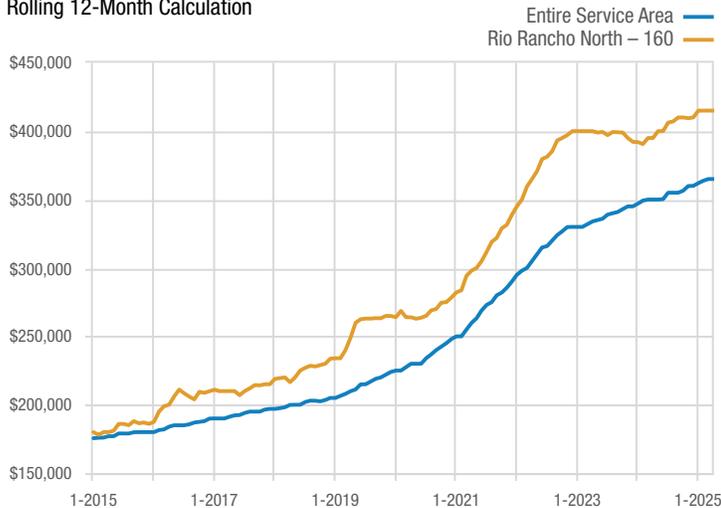
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	37	72	+ 94.6%	193	223	+ 15.5%
Pending Sales	38	48	+ 26.3%	153	151	- 1.3%
Closed Sales	38	33	- 13.2%	133	116	- 12.8%
Days on Market Until Sale	26	76	+ 192.3%	49	69	+ 40.8%
Median Sales Price*	\$391,178	<b>\$410,000</b>	+ 4.8%	\$399,990	<b>\$427,500</b>	+ 6.9%
Average Sales Price*	\$404,592	<b>\$446,965</b>	+ 10.5%	\$423,628	<b>\$459,494</b>	+ 8.5%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	85	134	+ 57.6%	—	—	—
Months Supply of Inventory	2.3	3.7	+ 60.9%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
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.

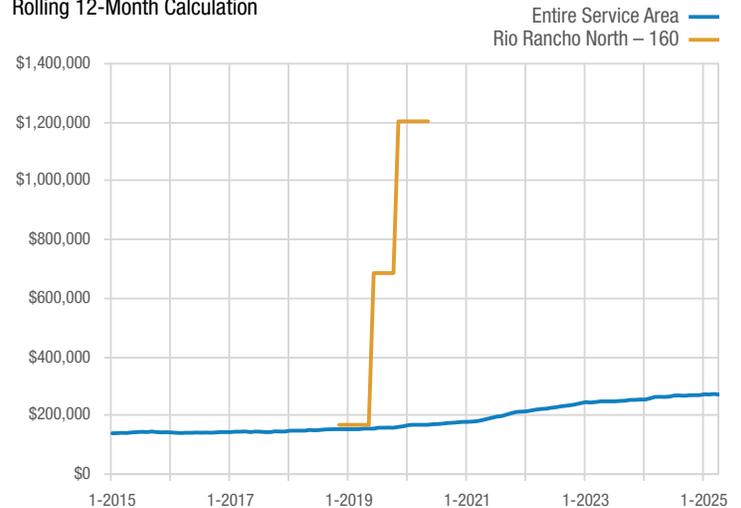
### Median Sales Price - Single-Family Detached

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.