



Rio Rancho Central – 161

East of Rainbow Blvd, South of Northwest Loop, West of Unser Blvd NE, North of Northern Blvd

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	44	34	- 22.7%	161	126	- 21.7%
Pending Sales	39	25	- 35.9%	133	107	- 19.5%
Closed Sales	26	16	- 38.5%	111	102	- 8.1%
Days on Market Until Sale	14	21	+ 50.0%	16	41	+ 156.3%
Median Sales Price*	\$301,637	\$312,500	+ 3.6%	\$309,400	\$324,500	+ 4.9%
Average Sales Price*	\$310,010	\$329,119	+ 6.2%	\$317,091	\$328,605	+ 3.6%
Percent of List Price Received*	100.3%	100.1%	- 0.2%	100.2%	99.5%	- 0.7%
Inventory of Homes for Sale	31	37	+ 19.4%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	7	—	2	12	+ 500.0%
Pending Sales	0	6	—	0	11	—
Closed Sales	0	7	—	0	11	—
Days on Market Until Sale	—	1	—	—	4	—
Median Sales Price*	—	\$391,000	—	—	\$391,000	—
Average Sales Price*	—	\$372,000	—	—	\$368,091	—
Percent of List Price Received*	—	99.8%	—	—	99.3%	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	—	0.4	—	—	—	—

* 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.

