# Local Market Update for October 2024

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

**gaar**

# Rio Rancho Southwest – 141

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

## Single-Family Detached

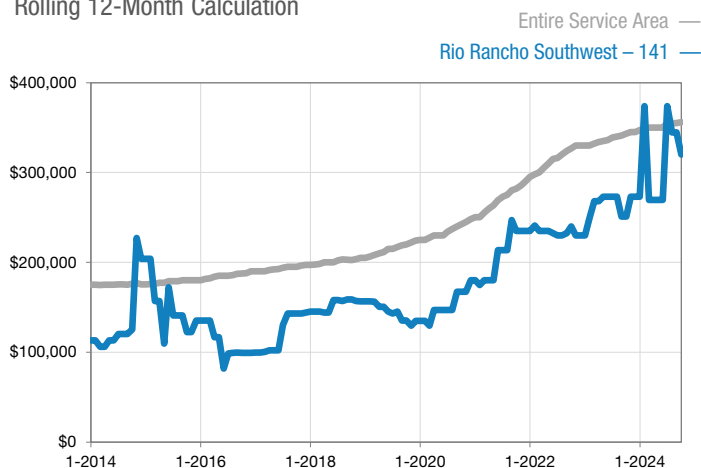| Key Metrics | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| New Listings | 0 | **2** | -- | 3 | **7** | + 133.3% |
| Pending Sales | 0 | **0** | 0.0% | 2 | **5** | + 150.0% |
| Closed Sales | 0 | **1** | -- | 3 | **5** | + 66.7% |
| Days on Market Until Sale | -- | **5** | -- | 3 | **14** | + 366.7% |
| Median Sales Price* | -- | **$320,000** | -- | $273,000 | **$320,000** | + 17.2% |
| Average Sales Price* | -- | **$320,000** | -- | $316,000 | **$344,883** | + 9.1% |
| Percent of List Price Received* | -- | **98.5%** | -- | 96.1% | **99.3%** | + 3.3% |
| Inventory of Homes for Sale | 0 | **1** | -- | -- | **--** | -- |
| Months Supply of Inventory | -- | **0.8** | -- | -- | **--** | -- |

\* 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.

## Single-Family Attached

| Key Metrics | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent 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.
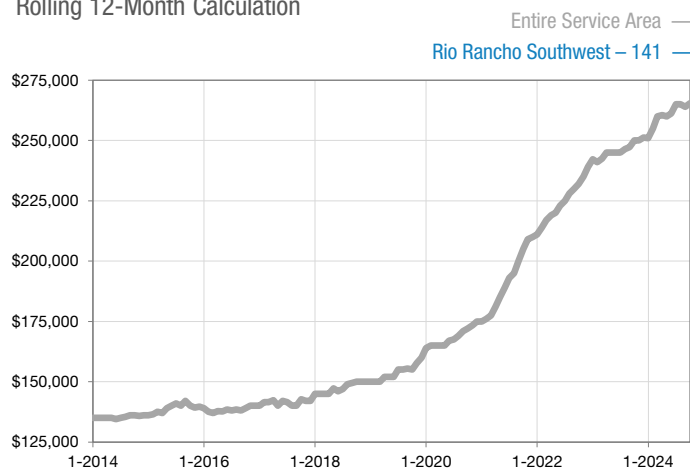
### Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Rio Rancho Southwest – 141 —



### Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Rio Rancho Southwest – 141 —



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.