

Local Market Update for October 2024

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



Rio Rancho Central – 161

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

Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	22	20	- 9.1%	247	324	+ 31.2%
Pending Sales	17	30	+ 76.5%	217	270	+ 24.4%
Closed Sales	22	21	- 4.5%	218	252	+ 15.6%
Days on Market Until Sale	30	30	0.0%	16	19	+ 18.8%
Median Sales Price*	\$301,000	\$300,000	- 0.3%	\$288,750	\$315,000	+ 9.1%
Average Sales Price*	\$320,222	\$316,355	- 1.2%	\$293,856	\$320,150	+ 8.9%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	32	36	+ 12.5%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

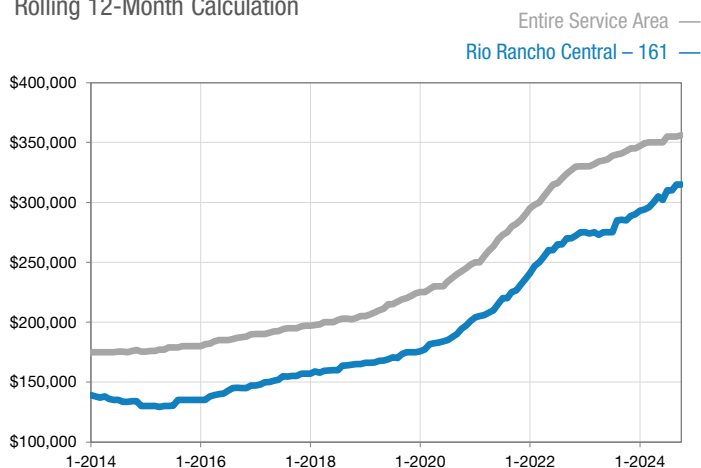
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	0	0.0%	0	3	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	92	--	--	92	--
Median Sales Price*	--	\$295,000	--	--	\$295,000	--
Average Sales Price*	--	\$295,000	--	--	\$295,000	--
Percent of List Price Received*	--	100.0%	--	--	100.0%	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

* 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.

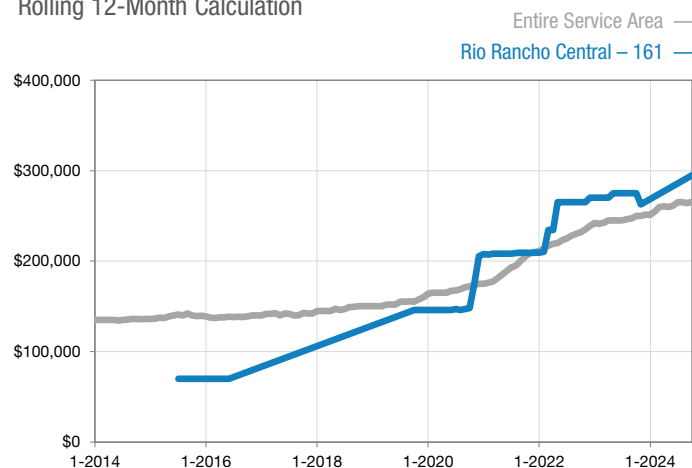
Median Sales Price - Single-Family Detached

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.