

Local Market Update for November 2024

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



Rio Rancho Mid – 150

East of Rainbow Blvd, South of Northern Blvd, West of Corrales, North of Southern Blvd

Single-Family Detached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	35	31	- 11.4%	511	540	+ 5.7%
Pending Sales	21	38	+ 81.0%	420	440	+ 4.8%
Closed Sales	40	34	- 15.0%	427	422	- 1.2%
Days on Market Until Sale	18	33	+ 83.3%	22	27	+ 22.7%
Median Sales Price*	\$336,000	\$338,000	+ 0.6%	\$325,000	\$342,500	+ 5.4%
Average Sales Price*	\$354,002	\$404,455	+ 14.3%	\$365,681	\$375,137	+ 2.6%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	69	60	- 13.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

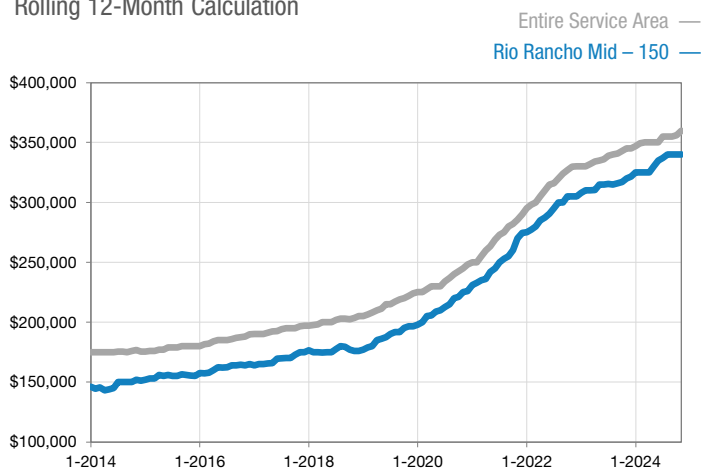
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	8	6	- 25.0%	53	81	+ 52.8%
Pending Sales	4	6	+ 50.0%	45	70	+ 55.6%
Closed Sales	5	5	0.0%	42	60	+ 42.9%
Days on Market Until Sale	3	35	+ 1066.7%	12	22	+ 83.3%
Median Sales Price*	\$200,000	\$254,000	+ 27.0%	\$237,500	\$252,500	+ 6.3%
Average Sales Price*	\$218,400	\$231,900	+ 6.2%	\$222,269	\$245,857	+ 10.6%
Percent of List Price Received*	98.8%	97.5%	- 1.3%	100.5%	98.6%	- 1.9%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--

* 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.

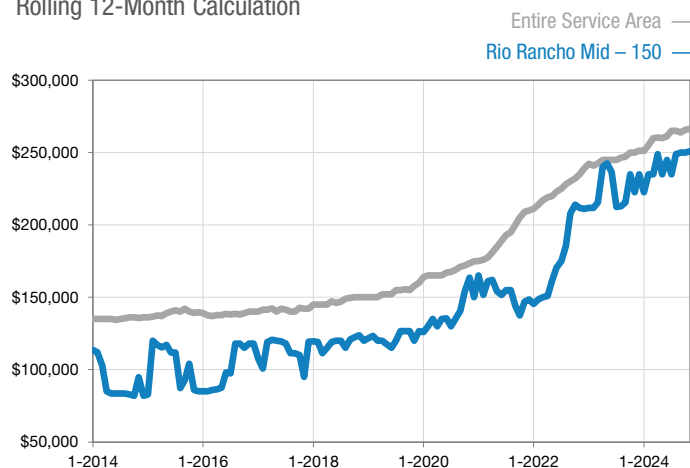
Median Sales Price - Single-Family Detached

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.