



Rio Rancho South – 140

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

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	21	23	+ 9.5%	60	49	- 18.3%
Pending Sales	18	21	+ 16.7%	42	43	+ 2.4%
Closed Sales	20	17	- 15.0%	32	24	- 25.0%
Days on Market Until Sale	34	76	+ 123.5%	39	83	+ 112.8%
Median Sales Price*	\$439,998	\$489,990	+ 11.4%	\$404,330	\$428,000	+ 5.9%
Average Sales Price*	\$496,358	\$502,041	+ 1.1%	\$483,281	\$483,179	- 0.0%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	98.5%	99.4%	+ 0.9%
Inventory of Homes for Sale	56	54	- 3.6%	—	—	—
Months Supply of Inventory	2.8	3.1	+ 10.7%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	3	1	- 66.7%	4	3	- 25.0%
Days on Market Until Sale	83	110	+ 32.5%	66	40	- 39.4%
Median Sales Price*	\$220,000	\$367,500	+ 67.0%	\$272,000	\$282,000	+ 3.7%
Average Sales Price*	\$248,333	\$367,500	+ 48.0%	\$267,250	\$286,500	+ 7.2%
Percent of List Price Received*	97.5%	100.0%	+ 2.6%	98.1%	100.5%	+ 2.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

* 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.

