

# Local Market Update – March 2025

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

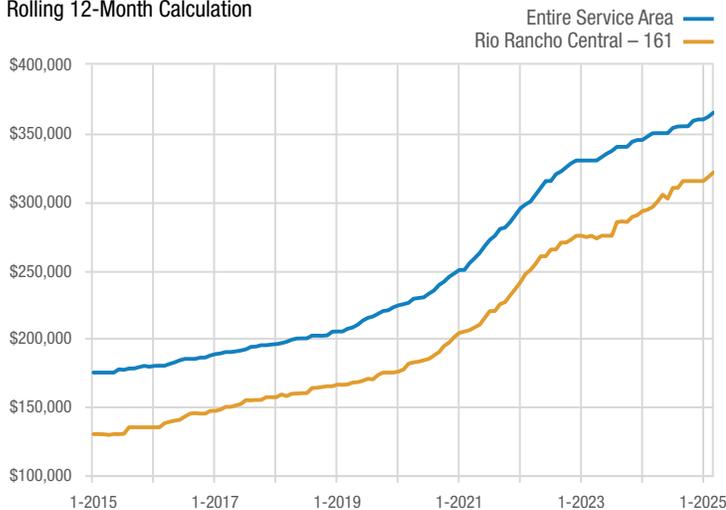
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	30	13	- 56.7%	84	62	- 26.2%
Pending Sales	19	17	- 10.5%	66	67	+ 1.5%
Closed Sales	23	24	+ 4.3%	63	68	+ 7.9%
Days on Market Until Sale	15	34	+ 126.7%	16	43	+ 168.8%
Median Sales Price*	\$310,000	<b>\$326,700</b>	+ 5.4%	\$298,000	<b>\$325,000</b>	+ 9.1%
Average Sales Price*	\$308,460	<b>\$322,153</b>	+ 4.4%	\$306,821	<b>\$326,225</b>	+ 6.3%
Percent of List Price Received*	100.5%	<b>98.9%</b>	- 1.6%	100.4%	<b>99.2%</b>	- 1.2%
Inventory of Homes for Sale	33	18	- 45.5%	—	—	—
Months Supply of Inventory	1.5	0.7	- 53.3%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	1	—	0	4	—
Pending Sales	0	1	—	0	4	—
Closed Sales	0	4	—	0	4	—
Days on Market Until Sale	—	9	—	—	9	—
Median Sales Price*	—	<b>\$391,000</b>	—	—	<b>\$391,000</b>	—
Average Sales Price*	—	<b>\$361,250</b>	—	—	<b>\$361,250</b>	—
Percent of List Price Received*	—	<b>98.6%</b>	—	—	<b>98.6%</b>	—
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.

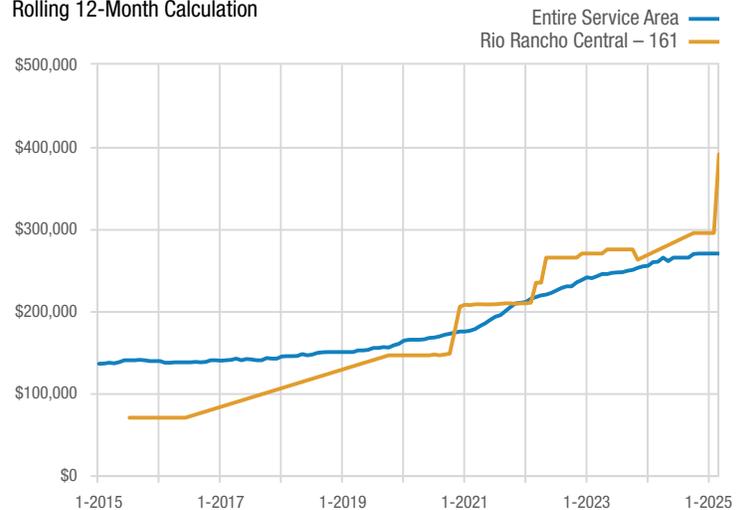
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.

Current as of April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.