

Local Market Update – March 2025

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

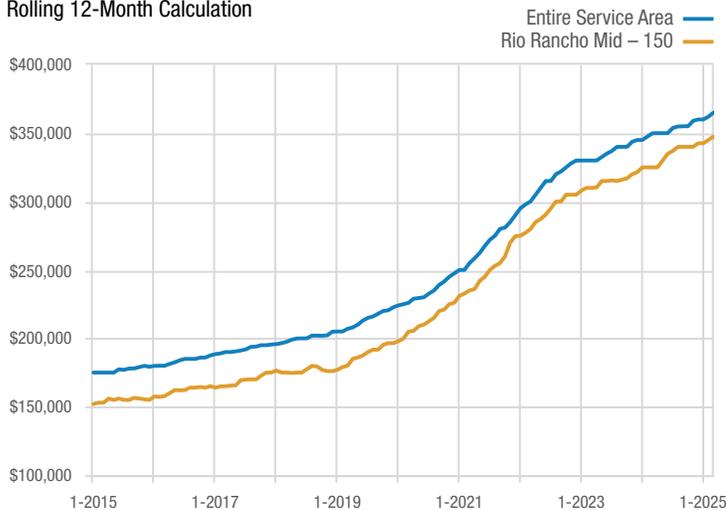
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	40	57	+ 42.5%	130	149	+ 14.6%
Pending Sales	47	45	- 4.3%	122	120	- 1.6%
Closed Sales	39	40	+ 2.6%	96	111	+ 15.6%
Days on Market Until Sale	26	30	+ 15.4%	32	37	+ 15.6%
Median Sales Price*	\$330,000	\$375,000	+ 13.6%	\$320,000	\$340,000	+ 6.3%
Average Sales Price*	\$364,928	\$429,650	+ 17.7%	\$358,658	\$387,881	+ 8.1%
Percent of List Price Received*	99.6%	98.5%	- 1.1%	99.3%	98.5%	- 0.8%
Inventory of Homes for Sale	46	68	+ 47.8%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	6	18	+ 200.0%	20	27	+ 35.0%
Pending Sales	8	13	+ 62.5%	22	20	- 9.1%
Closed Sales	10	5	- 50.0%	18	17	- 5.6%
Days on Market Until Sale	44	34	- 22.7%	31	37	+ 19.4%
Median Sales Price*	\$258,750	\$299,900	+ 15.9%	\$233,750	\$275,000	+ 17.6%
Average Sales Price*	\$240,950	\$265,080	+ 10.0%	\$231,083	\$254,612	+ 10.2%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	99.5%	99.2%	- 0.3%
Inventory of Homes for Sale	3	11	+ 266.7%	—	—	—
Months Supply of Inventory	0.6	1.8	+ 200.0%	—	—	—

* 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.

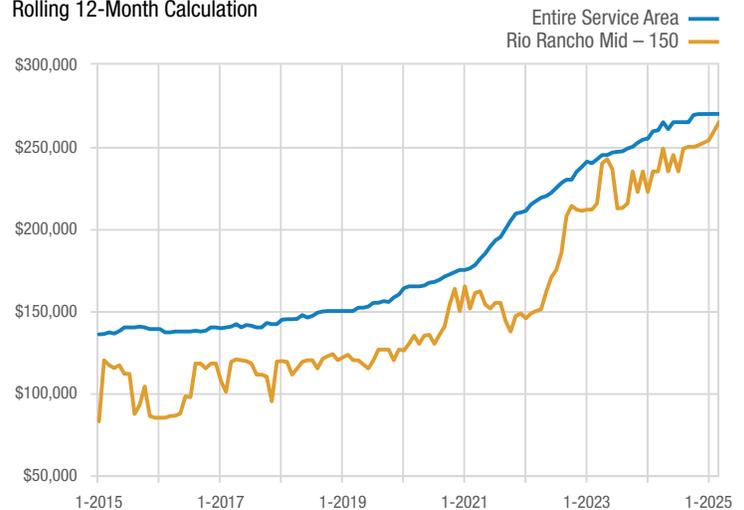
Median Sales Price - Single-Family Detached

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.

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