

Local Market Update – March 2025

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



Rio Rancho South – 140

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

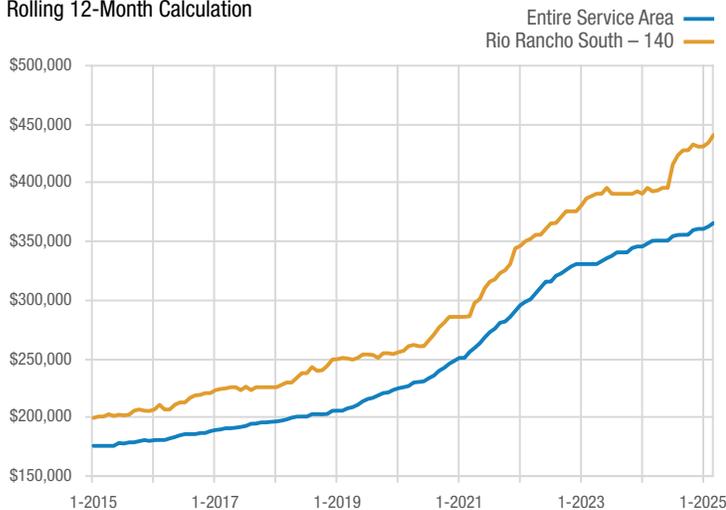
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	22	27	+ 22.7%	82	76	- 7.3%
Pending Sales	19	32	+ 68.4%	61	71	+ 16.4%
Closed Sales	16	23	+ 43.8%	48	48	0.0%
Days on Market Until Sale	34	72	+ 111.8%	37	80	+ 116.2%
Median Sales Price*	\$394,295	\$449,995	+ 14.1%	\$397,500	\$444,998	+ 11.9%
Average Sales Price*	\$422,548	\$472,658	+ 11.9%	\$463,037	\$480,340	+ 3.7%
Percent of List Price Received*	97.5%	98.8%	+ 1.3%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	56	47	- 16.1%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	4	2	- 50.0%	5	4	- 20.0%
Pending Sales	2	2	0.0%	5	3	- 40.0%
Closed Sales	0	0	0.0%	4	3	- 25.0%
Days on Market Until Sale	—	—	—	66	40	- 39.4%
Median Sales Price*	—	—	—	\$272,000	\$282,000	+ 3.7%
Average Sales Price*	—	—	—	\$267,250	\$286,500	+ 7.2%
Percent of List Price Received*	—	—	—	98.1%	100.5%	+ 2.4%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.5	0.5	- 66.7%	—	—	—

* 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.

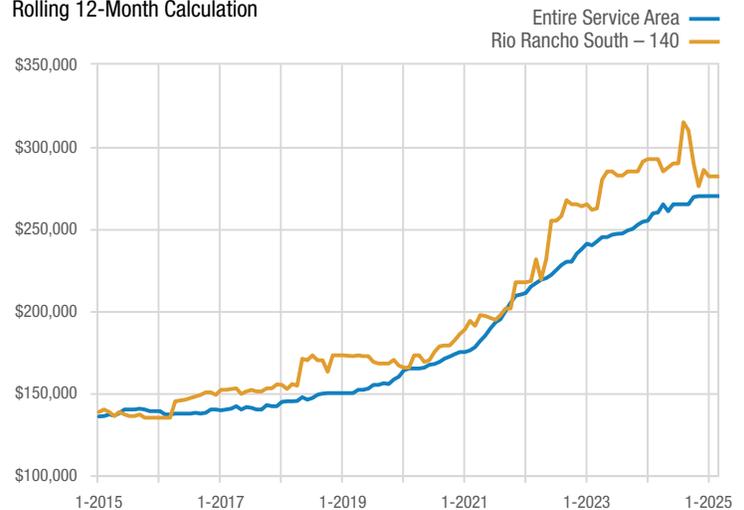
Median Sales Price - Single-Family Detached

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.