

Rio Rancho

City · NM · New Mexico > Sandoval County

SELLER'S MARKET

\$344K

MEDIAN SALE PRICE

+9.4%

1-YR CHANGE

458

SALES (12 MO)

\$357K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

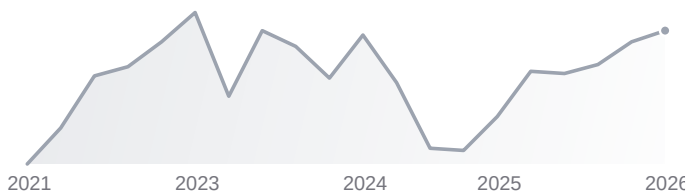
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

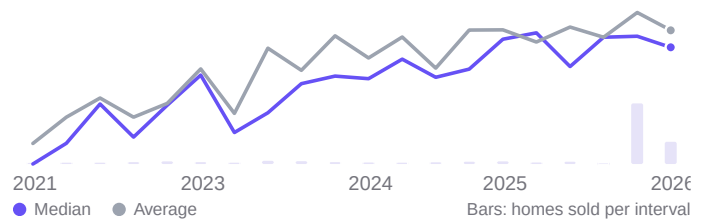
Market temperature (0–100)

63 / 100



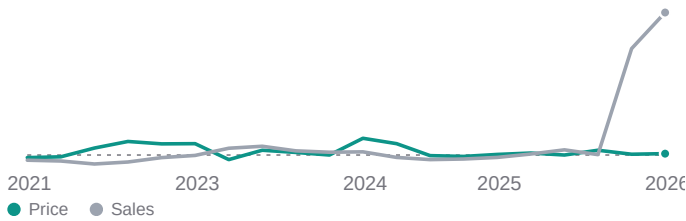
Sale prices

Median \$334K · Average \$365K



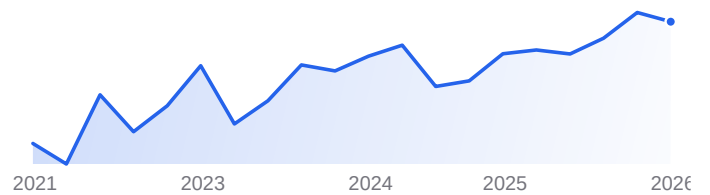
Growth (year over year)

Price +9.4% · Sales +965.1%



Price per square foot

\$202/ft²



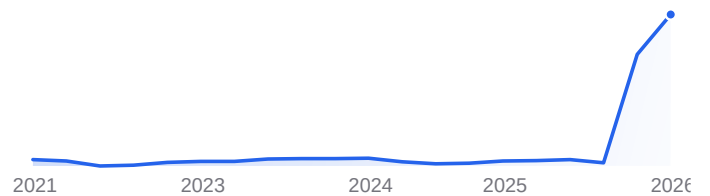
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

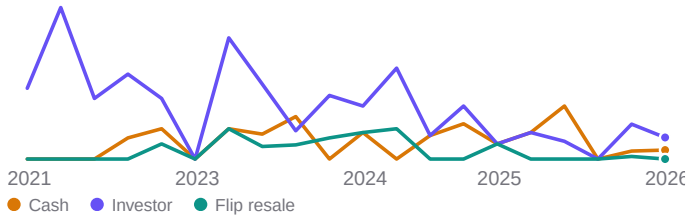
1.1%



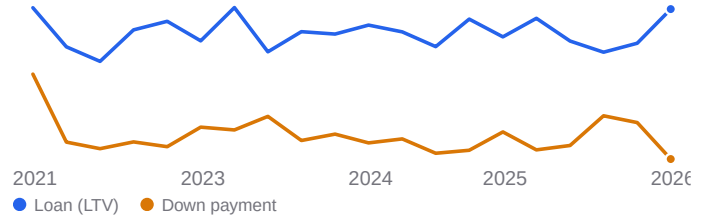
BUYERS & OUTCOMES

Buyer mix

Cash 4.2% · Investor 10% · Flip resale 0%

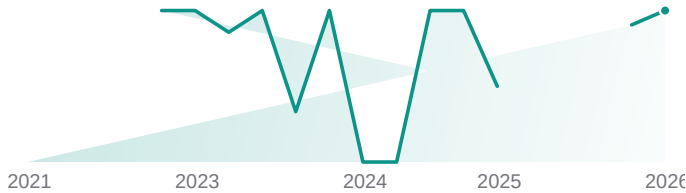


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



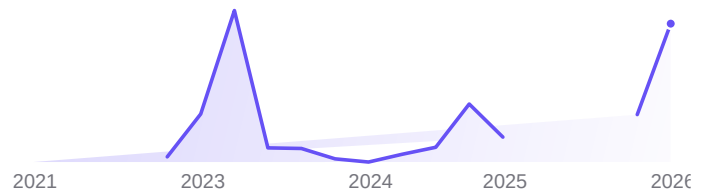
Sellers who sold at a gain

100%



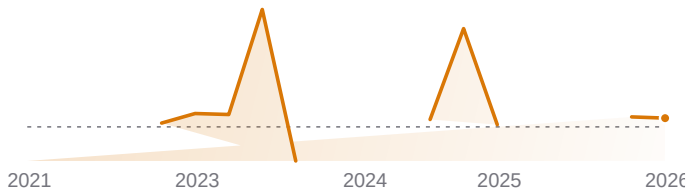
Typical hold before selling

12.0 yrs



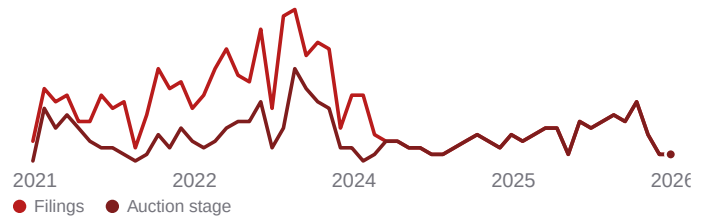
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	40,690
Median value (AVM)	\$357K
Median size	1,758 ft²
Median bedrooms	3
Median year built	1999
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	10%
Median loan-to-value	52%
Typical ownership tenure	5.7 yrs

COMMUNITY

Population	111,404
Density	1,078 / mi²
Median household income	\$77K
Average household income	\$98K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	128
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	6.7%
Unemployment	1.2%
Average temp	55°F
Annual precip	11 in
Sunshine	76%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.