

Rio Rancho 87124

ZIP code · NM · New Mexico > Sandoval County > Rio Rancho

SELLER'S MARKET

\$342K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

239

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

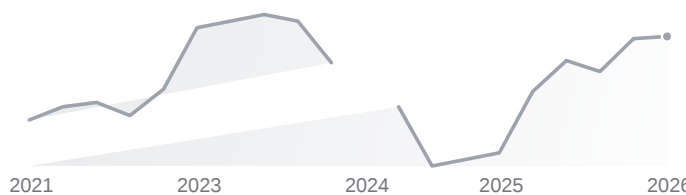
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

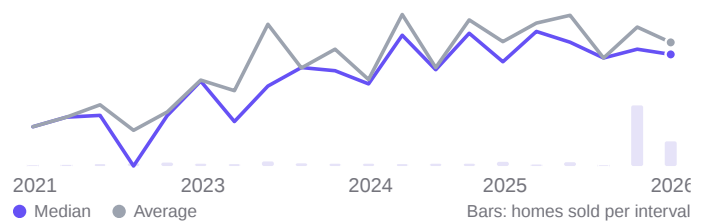
Market temperature (0–100)

68 / 100



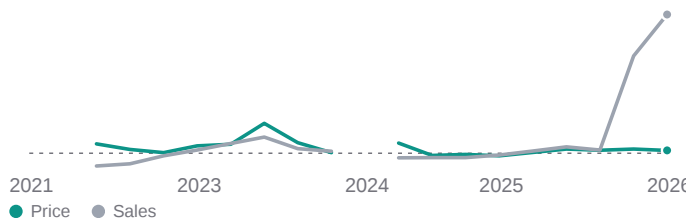
Sale prices

Median \$335K · Average \$359K



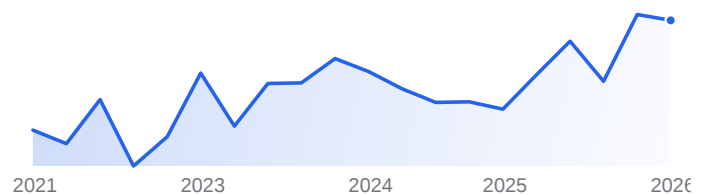
Growth (year over year)

Price +15.5% · Sales +753.6%



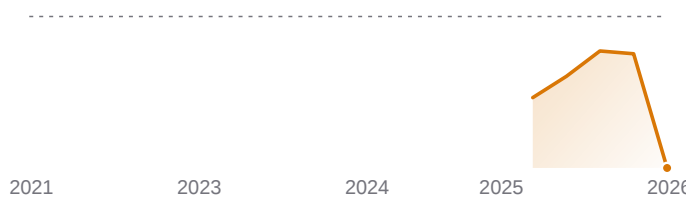
Price per square foot

\$207/ft²



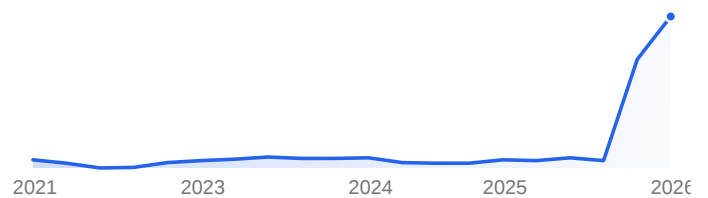
Sale premium vs estimated value

-5.2%



Annual turnover (share of homes sold)

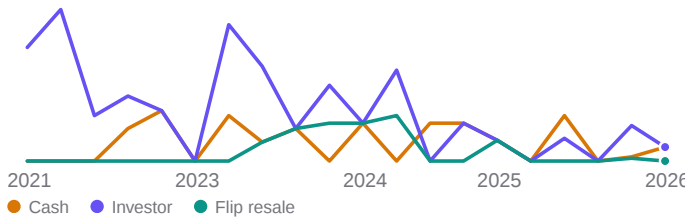
1.1%



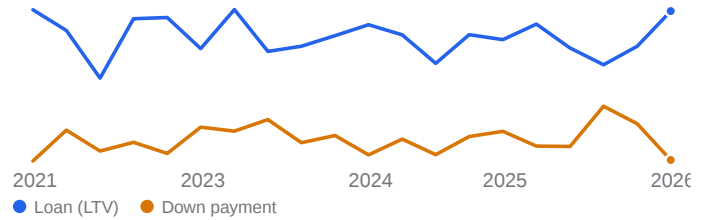
BUYERS & OUTCOMES

Buyer mix

Cash 6.2% · Investor 6.2% · Flip resale 0%

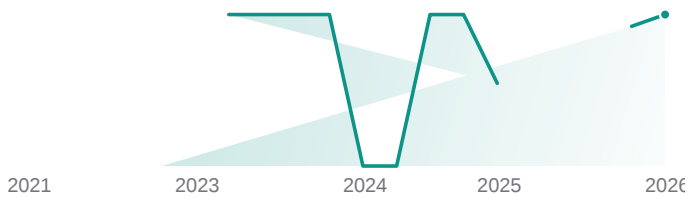


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



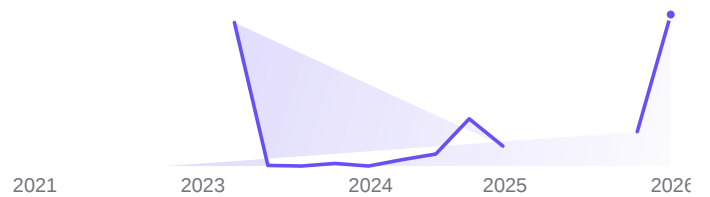
Sellers who sold at a gain

100%



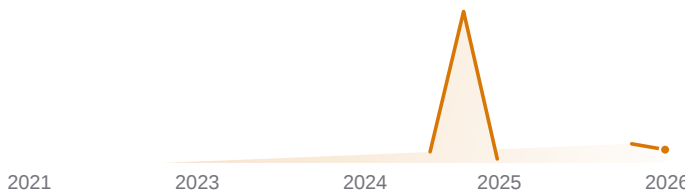
Typical hold before selling

16.0 yrs



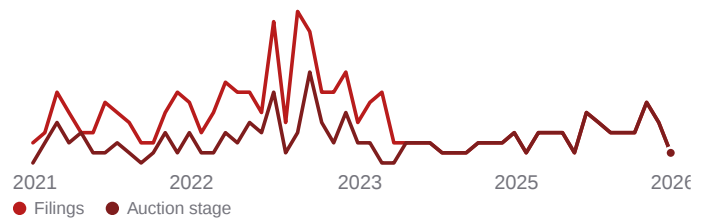
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	21,341
Median value (AVM)	\$350K
Median size	1,695 ft²
Median bedrooms	3
Median year built	1989
Single family	97%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	86%
Company owned	10%
Median loan-to-value	48%

Typical ownership tenure

6.1 yrs

COMMUNITY

Population	64,562
Density	1,340 / mi²
Median household income	\$76K
Average household income	\$92K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	126
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	6.3%
Unemployment	1.1%
Average temp	53°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.