

Rio Rancho 87144

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

BALANCED MARKET

\$347K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

219

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

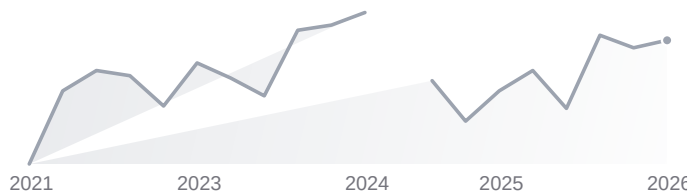
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

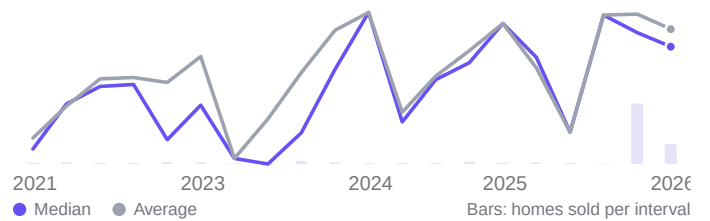
Market temperature (0–100)

53 / 100



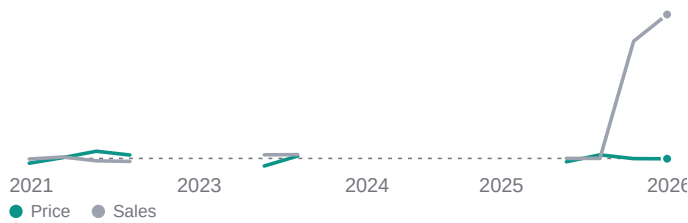
Sale prices

Median \$334K · Average \$371K



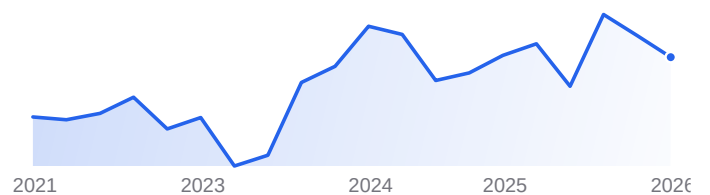
Growth (year over year)

Price -3.2% · Sales +1360.0%



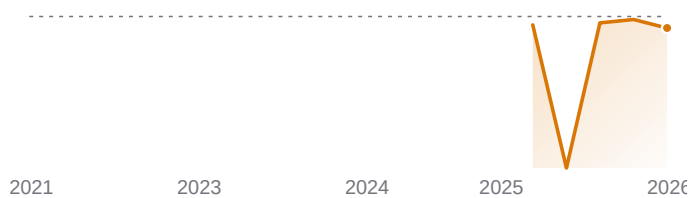
Price per square foot

\$181/ft²



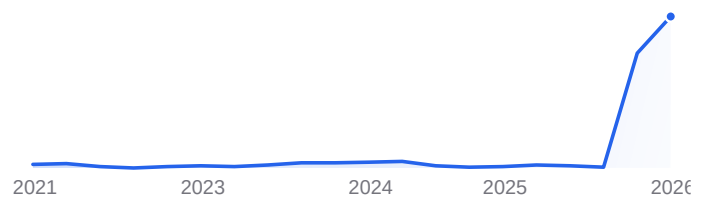
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

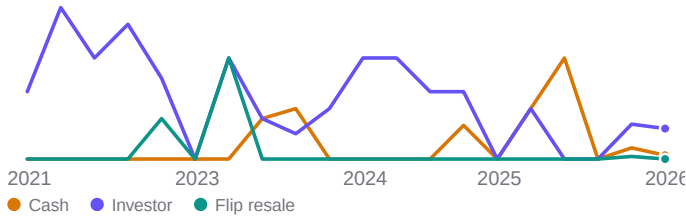
1.1%



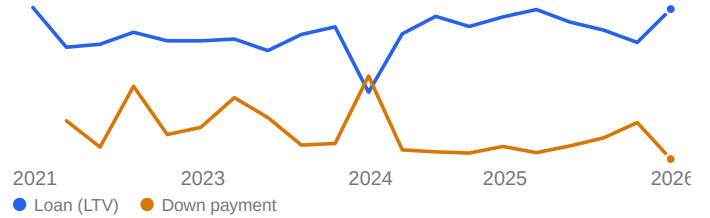
BUYERS & OUTCOMES

Buyer mix

Cash 1.9% · Investor 15% · Flip resale 0%

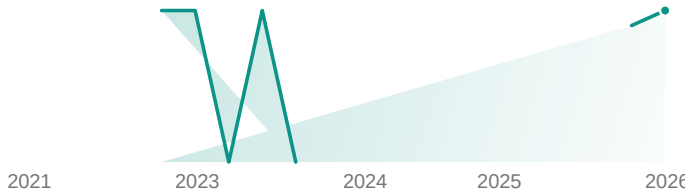


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



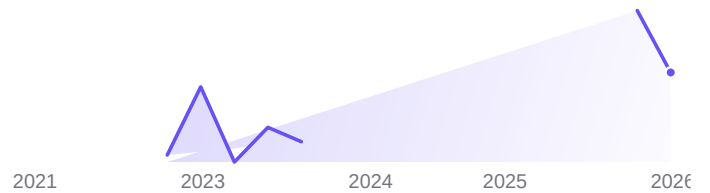
Sellers who sold at a gain

100%



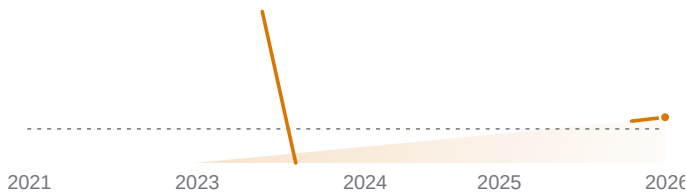
Typical hold before selling

5.1 yrs



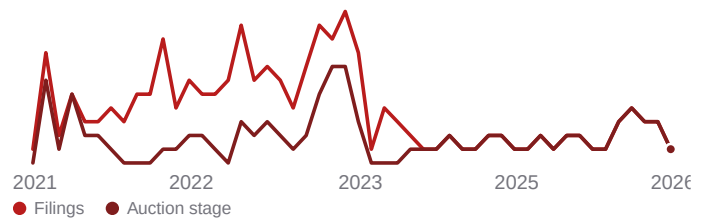
Median annualized return at resale

+10.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,316
Median value (AVM)	\$366K
Median size	1,854 ft²
Median bedrooms	3
Median year built	2004
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.2%
Owner occupied	88%
Company owned	10%
Median loan-to-value	56%
Typical ownership tenure	5.4 yrs

COMMUNITY

Population	48,660
Density	234 / mi²
Median household income	\$83K
Average household income	\$107K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	133
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	7.1%
Unemployment	1.2%
Average temp	52°F
Annual precip	12 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.