

Chaves County, NM

County · NM · New Mexico

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

+438.5%

1-YR CHANGE

167

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

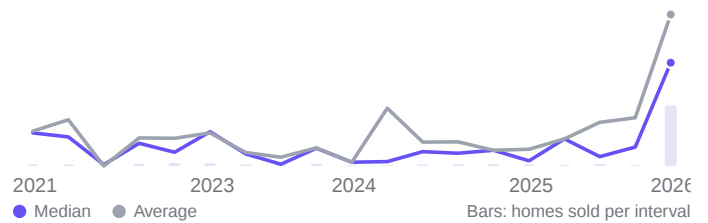
Market temperature (0-100)

78 / 100



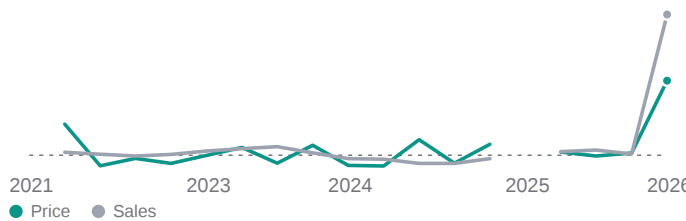
Sale prices

Median \$228K · Average \$321K



Growth (year over year)

Price +438.5% · Sales +827.8%



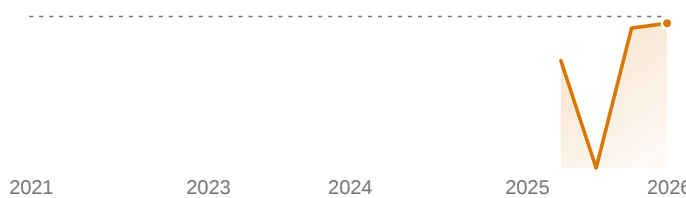
Price per square foot

\$147/ft²



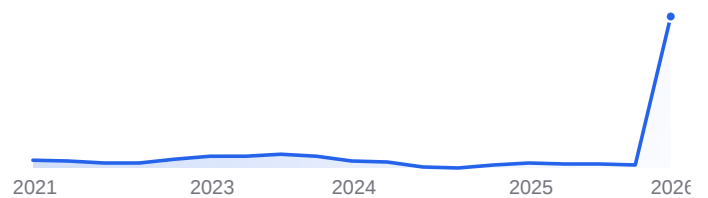
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

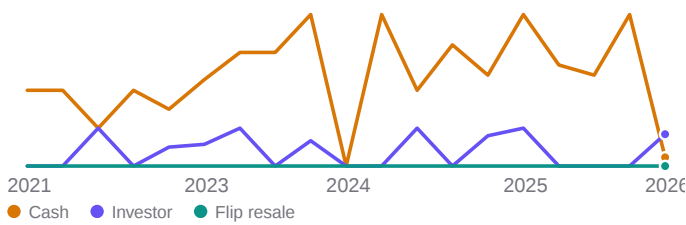
0.7%



BUYERS & OUTCOMES

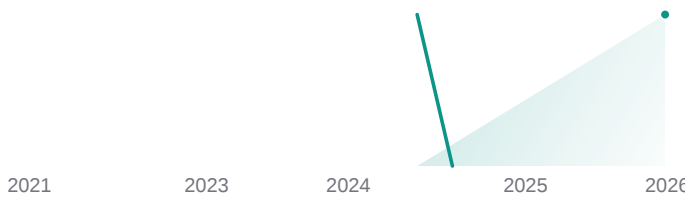
Buyer mix

Cash 5.7% · Investor 21% · Flip resale 0%



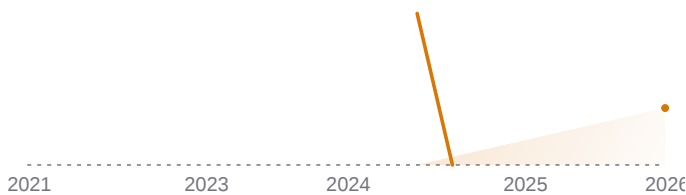
Sellers who sold at a gain

100%

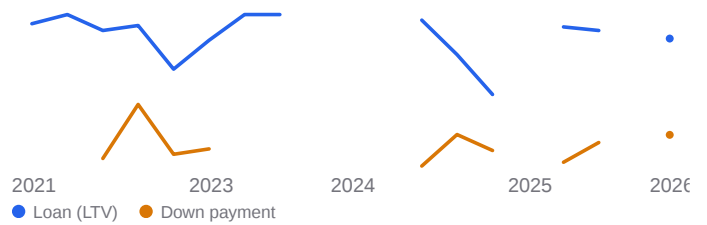


Median annualized return at resale

+18.6%

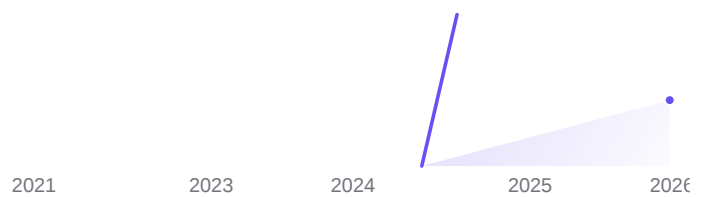


Financing (share of purchase price) Loan (LTV) 85% · Down payment 25%



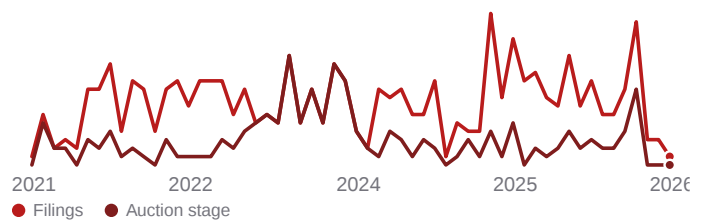
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	24,718
Median value (AVM)	\$167K
Median size	1,395 ft²
Median bedrooms	3
Median year built	1967
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.3%
Owner occupied	61%
Company owned	7.4%
Median loan-to-value	37%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	63,865
Density	11 / mi²
Median household income	\$49K
Average household income	\$70K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	25
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	22.1%
Unemployment	1.1%
Average temp	60°F
Annual precip	13 in
Sunshine	74%

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