

Lea County, NM

County · NM · New Mexico

BALANCED MARKET

\$247K

MEDIAN SALE PRICE

+25.6%

1-YR CHANGE

181

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

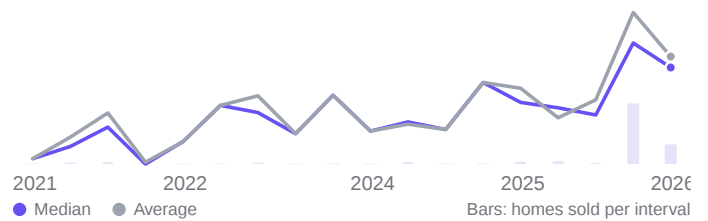
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$218K · Average \$241K

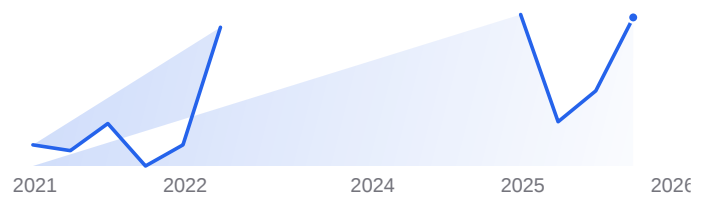


Growth (year over year)

Price +25.6% · Sales +1911.1%

Price per square foot

\$93/ft²

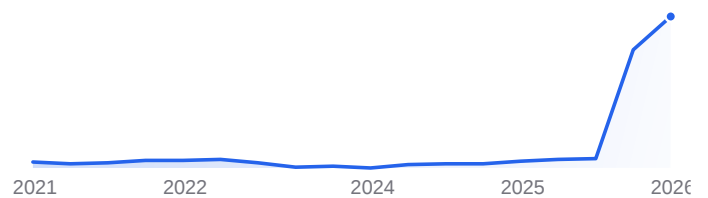
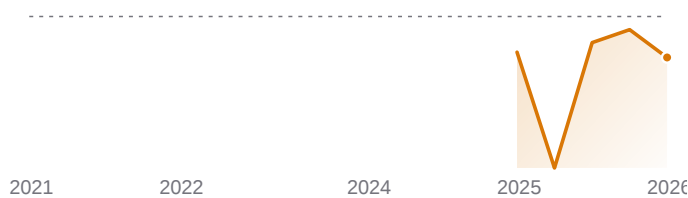


Sale premium vs estimated value

-5.4%

Annual turnover (share of homes sold)

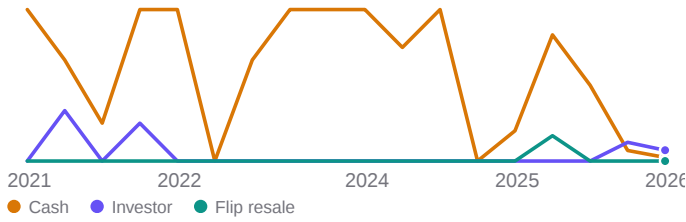
0.6%



BUYERS & OUTCOMES

Buyer mix

Cash 2.4% · Investor 7.1% · Flip resale 0%

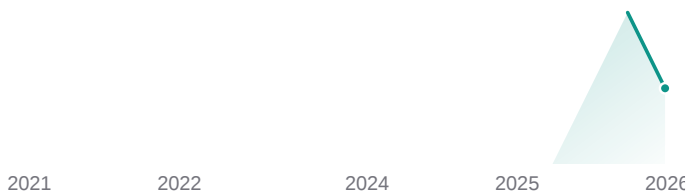


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



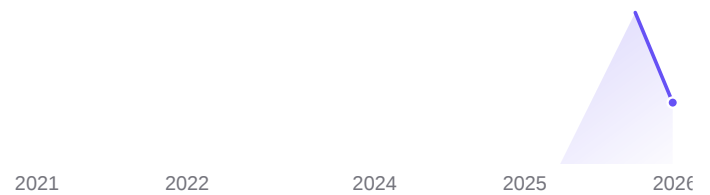
Sellers who sold at a gain

50%



Typical hold before selling

3.0 yrs



Median annualized return at resale

-0.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	30,041
Median value (AVM)	\$180K
Median size	1,280 ft²
Median year built	1982
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.2%
Owner occupied	68%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	74,799
Density	17 / mi²
Median household income	\$61K
Average household income	\$83K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	47
Homes occupied	91%
Bachelor's or higher	7%
Poverty rate	19.9%
Unemployment	1.2%
Average temp	61°F
Annual precip	16 in
Sunshine	74%

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.